

1401 LAKESHORE DRIVE
YUKON, OK 73099



Investment Industrial Buildings For Sale

21,600 SF on 2.2 Acres MOL

Sales Price: \$2,025,000 (\$93.75/SF)
Cap Rate: 10.87%

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PROPERTY OVERVIEW

TOTAL SF	21,600 SF +/-
LOT SIZE	2.2 ACRES +/-
ZONING	I-2
CLEAR HEIGHT	20'
DOORS	(22) GRADE LEVEL
YARD	FENCED
WAREHOUSE/OFFICE RATIO	~10% OFFICE

PROPERTY HIGHLIGHTS

- 100% Leased Multi-Tenant Investment
- Diverse Tenant Mix
- Offered Pricing Below Comparable OKC Industrial Rates
- Each building features approximately 10% climate-controlled office space with HVAC and ventilation
- Strategic Yukon Location with Immediate Access to I-40 & Kilpatrick Turnpike
- Positioned in a High-Traffic Retail Corridor
- Strong Demographics with Above-Average Household Income
- Prime Location Just Minutes from Downtown OKC & Will Rogers World Airport

DEMOGRAPHICS



POPULATION

1 MILE: 14,365
3 MILES: 42,517
5 MILES: 121,538



AVERAGE HOUSEHOLD INCOME

1 MILE: \$110,534
3 MILES: \$97,803
5 MILES: \$96,076



TOTAL HOUSEHOLDS

1 MILE: 5,222
3 MILES: 16,185
5 MILES: 45,720



0.2 MILES FROM
HWY 66
2 MILES FROM I-40
3.5 MILES FROM
KILPATRICK
TURNPIKE

1401 LAKESHORE DRIVE – BUILDING INFORMATION

1401 Suite A

- Built in 2018
- (2) 16' Grade-Level Doors

1401 Suite B

- Built in 2020
- (3) 12' Grade-Level Doors (Front)
- (2) 12' Grade-Level Doors (Rear)
- (2) 16' Grade-Level Doors

1401 Suites A & B

- Situated on Approximately 1.1 Acres

1451 Suite A

- Built in 2022
- (5) 16' Grade-Level Doors (Front)
- (2) 14' Grade-Level Doors (Rear)

1451 Suite B

- Built in 2025
- (4) 16' Grade-Level Doors (Front)
- (2) 14' Grade-Level Doors (Rear)

1451 Suites A & B

- Situated on Approximately 1.1 Acres



1401 LAKESHORE DRIVE – LOCATION HIGHLIGHTS

- The Lakeshore Drive corridor sits at the intersection of Route 66 and Lakeshore Drive, providing easy access to Interstate 40, the John Kilpatrick Turnpike, and Will Rogers World Airport. This places the asset within minutes of Oklahoma City's primary west-side transportation spine.
- Yukon's Interstate 40 and Garth Brooks trade area carries 55,200 vehicles per day and hosts major national retailers, including Target, Walmart, Kohl's, and Lowe's, reflecting the property's commercial depth and strong consumer base.
- The median household income in Yukon is \$75,273, which sits well above Oklahoma state averages and supports a highly skilled, stable workforce for the area's industrial and service tenants.
- Yukon sits 15 minutes from Downtown Oklahoma City and approximately 8 minutes from Will Rogers World Airport, a Foreign Trade Zone designated facility that provides tenants with efficient access to both regional customers and national logistics networks.



1401 LAKESHORE DRIVE



1401 LAKESHORE DRIVE AERIAL

