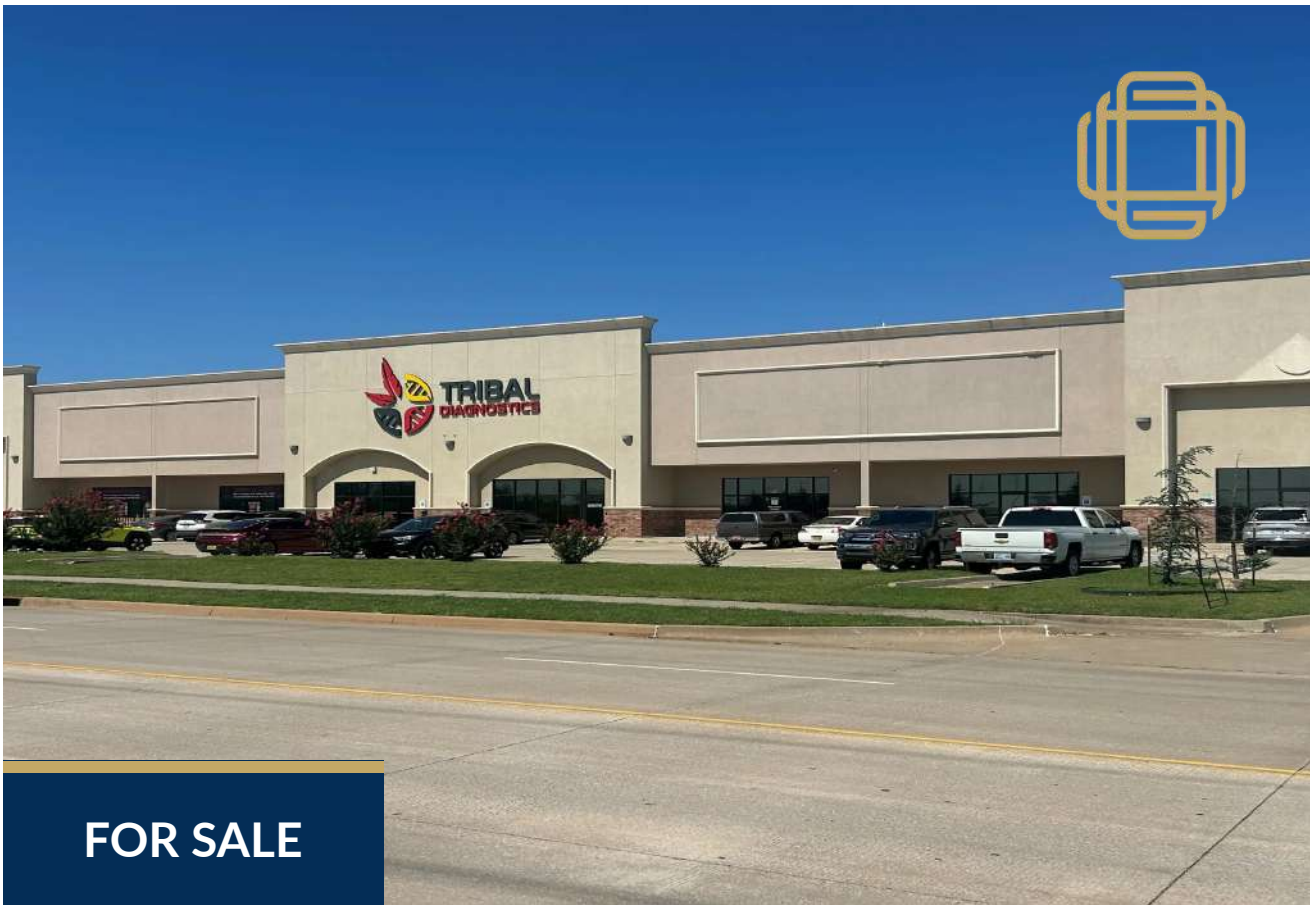




South East Plaza – 9217

PROPERTY OVERVIEW

- 15, 860 SF of office with 9,500 SF of warehouse
- Ideal property for medical, government contractors, logistics and aviation companies
- Great for owner/user facility
- 22' clear height
- 8 overhead doors, 12' x 14'
- Interior sprinkler system in place
- Built in 2016, renovated in 2023 with \$2M lab/office build out
- Zoning: I- 2
- Metal construction with brick and dryvit finish
- Heavy power
- 2 back up generators
- Minutes to Tinker Air Force Base
- Close to FAA Aeronautical Center

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OFFERING SUMMARY

Sale Price:	\$3,423,000
Number of Units:	8
Lot Size:	2.05 Acres
Building Size:	23,504 SF

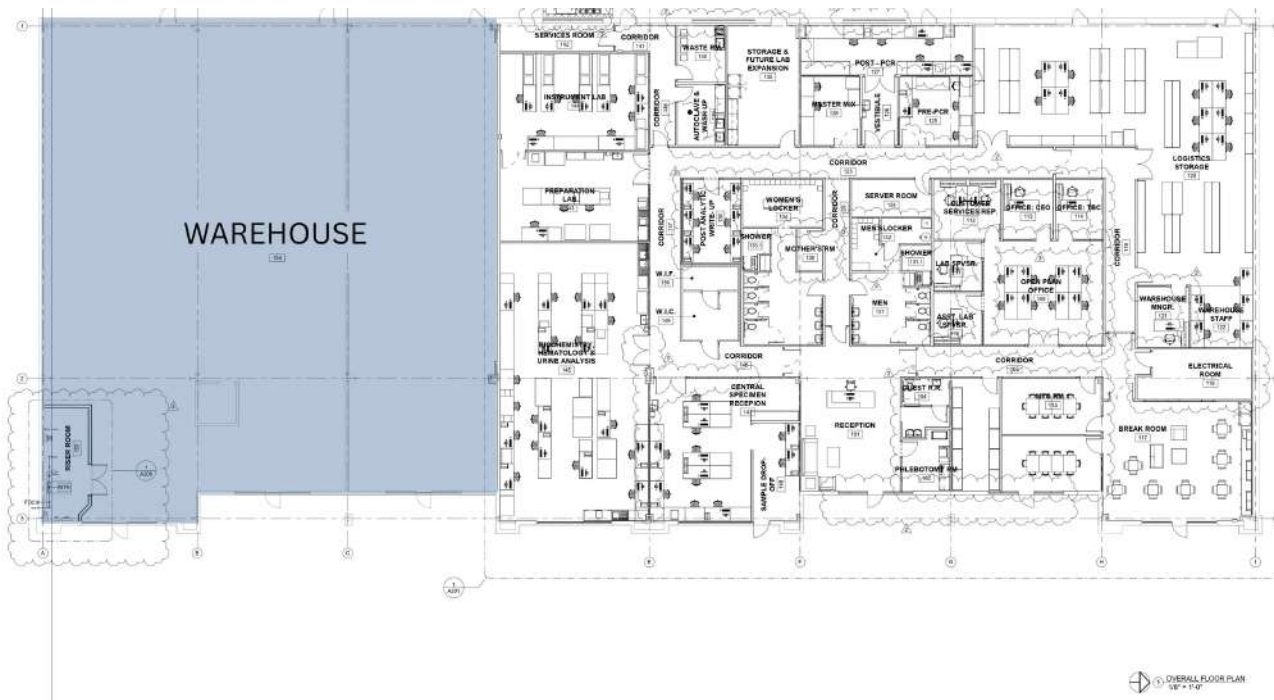
OKLAHOMA CITY, OKLAHOMA

The City of Oklahoma City is the capital and the largest city of the U.S. state of Oklahoma. It is the 8th largest city in the Southern United States. Oklahoma City has one of the largest livestock markets. Oil, natural gas, petroleum products, and related industries are its economy's largest sector. The federal government employs a large number of works at Tinker Air Force Base which is less than 8 miles from this industrial property.

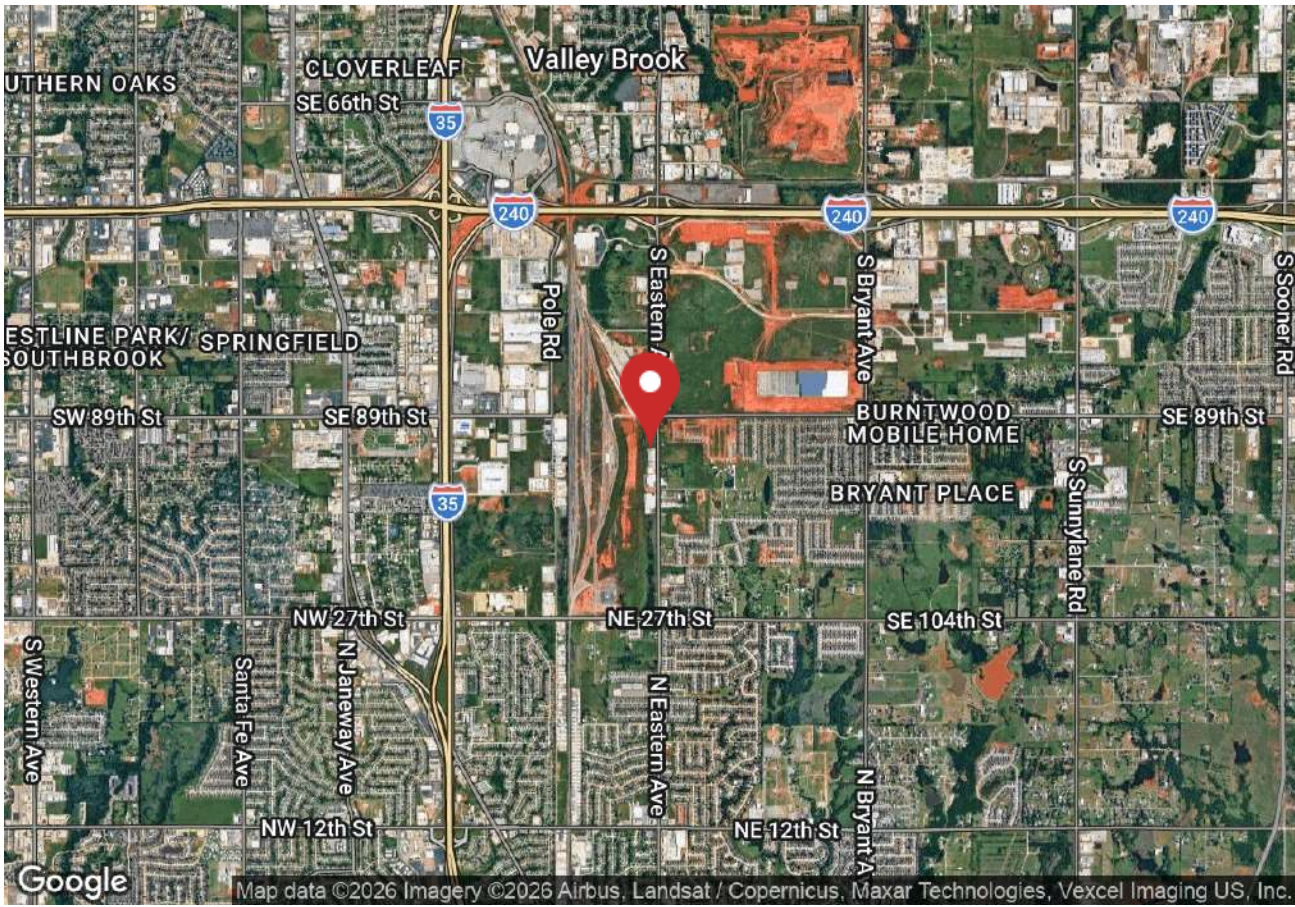


UNIT SUMMARY

SUITE	SIZE	DESCRIPTION
101	3,500 SF	Warehouse
103	3,000 SF	Warehouse
105	3,000 SF	Warehouse
107	3,000 SF	Former Medical Office
109	3,000 SF	Former Medical Office
111	3,000 SF	Former Medical Office
113	3,000 SF	Former Medical Office
115	3,500 SF	Former Medical Office







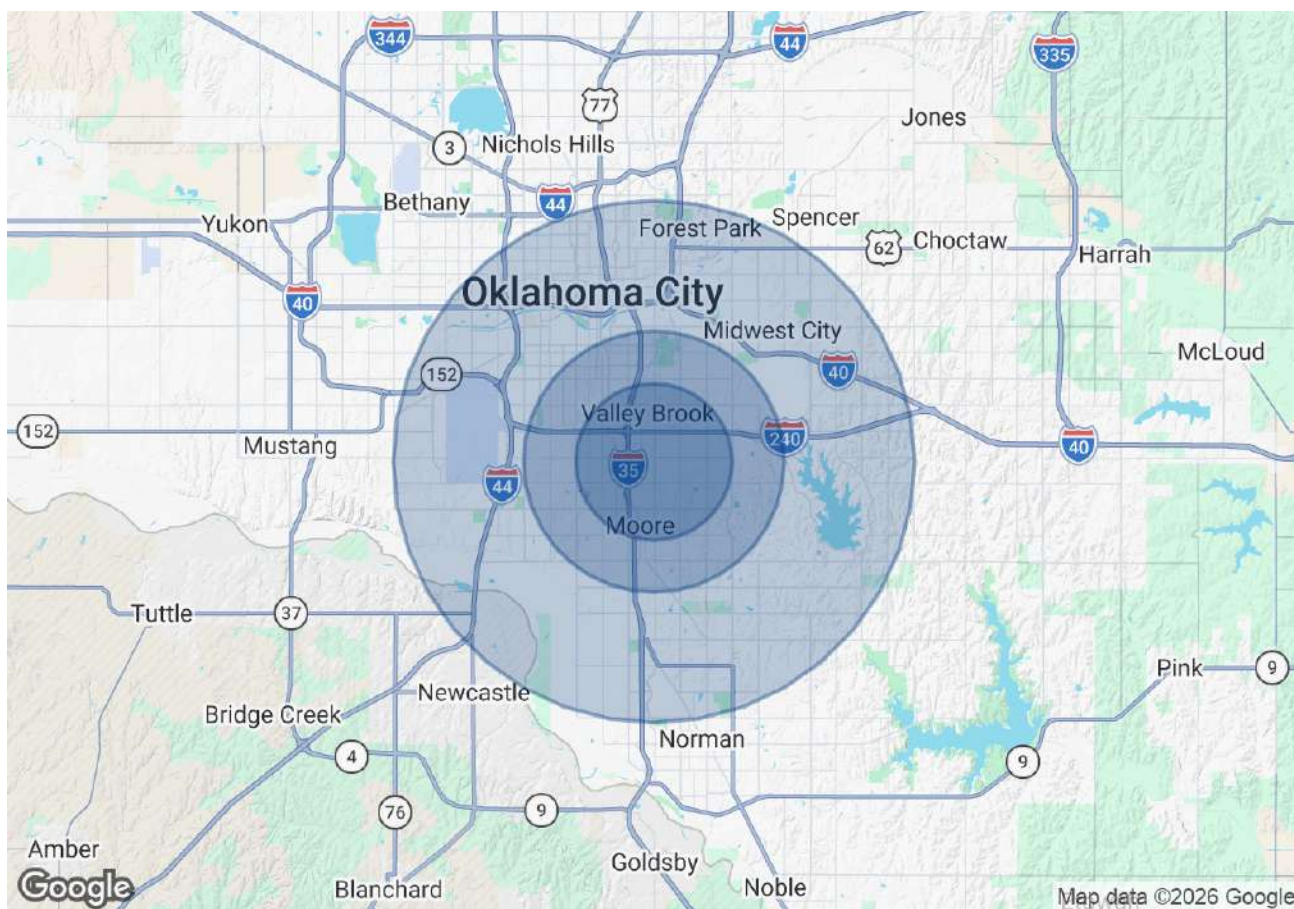
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	61,922	200,190	465,491
Average Age	35.0	35.6	35.4
Average Age (Male)	35.0	34.4	34.4
Average Age (Female)	35.7	36.6	36.6

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	26,119	81,705	195,344
# of Persons per HH	2.4	2.5	2.4
Average HH Income	\$61,471	\$60,649	\$62,222
Average House Value	\$131,821	\$132,364	\$135,316

2020 American Community Survey (ACS)