

11113 S. SUNNYLANE ROAD  
MOORE, OK 73160

Industrial Warehouse For Sale

4,576 SF on 12.02 Acres MOL

Sales Price: \$795,000



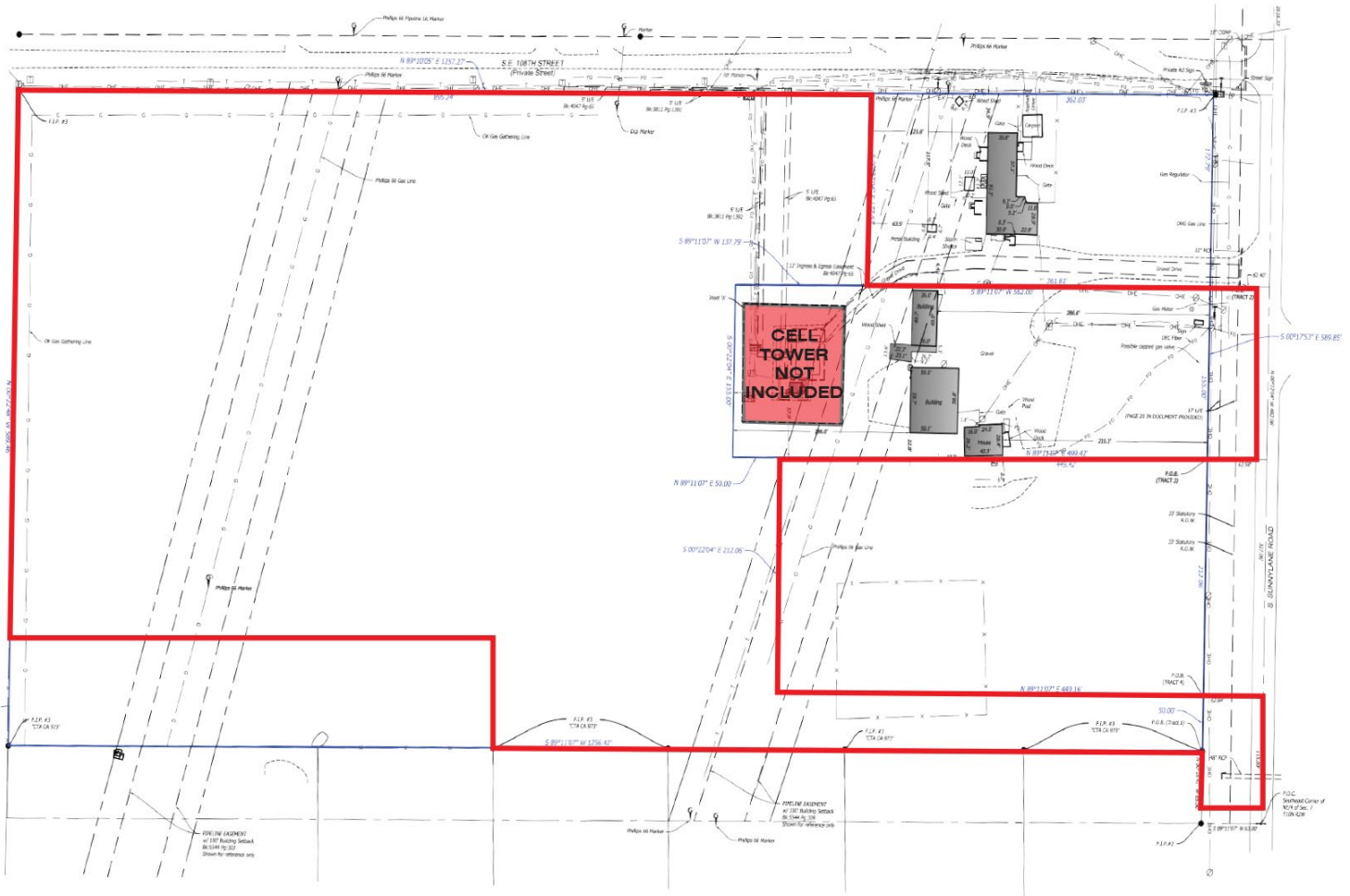
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## PROPERTY HIGHLIGHTS

- 4,576 SF Metal Building sits on 2 Acres MOL of Land, the Building was Used as Former Semi-Truck Repair Service
- The Property Consists of 3 Buildings
- 1,200 SF Residential Structure that could be Refurbished into a Home or Office
- 800 SF Shop and/or Garage
- 1 Restroom in the Metal Building
- Mezzanine with an Office Area
- (2) 14' Overhead Doors, 1 in Front & 1 in Rear for Drive-Thru Purposes
- 18' Eve Height
- Comes with an additional 10.02 Acres of Flat, Cleared Land for Additional Expansion
- Zoned: I-1, Metal Building on 2 Acres & AA for 10.02 Acres

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## LOCATION HIGHLIGHTS

- Easy Access to I-240, I-35 & Tinker Air Force Base
- Approximately 590' of Frontage on S. Sunnyslane Road
- Surrounded by New Residential Developments, Retail & Industrial Properties

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## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	1,345	38,318	120,843
AVERAGE HOUSEHOLD INCOME	\$93,373	\$87,536	\$76,385
TOTAL HOUSEHOLDS	487	14,132	46,223

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