

Sales Price: \$2,400,000

Lease Price: \$8.00/SF NNN
NNN Charges: \$0.84/SF



1501 S. Agnew Avenue
2412 S.W. 14th Street
Oklahoma City, Oklahoma 73108

PROPERTY HIGHLIGHTS

- 7 Buildings Totaling Approximately 56,873 SF MOL on 1.45 Acres MOL
- Several Overhead Doors
- Current Tenants are Month to Month
- Cannabis Friendly
- 1 Dock Well
- Partially Fenced
- Office/Showroom
- Possible Owner Finance

TOTAL SF	56,873 SF on 1.45 Acres MOL
BUILT	1972
ZONED	I-2 SYT (Stockyards City Transitional)

Bob Sullivan, CCIM
+1 405 641 9798
bob@naisullivangroup.com

+1 405 840 0600 OFFICE

4045 N.W. 64th Street, Suite 340
Oklahoma City, OK 73116

www.naisullivangroup.com

EXECUTIVE SUMMARY

We are offering for sale or for lease a seven-building complex at the corner of SW 15th and S Agnew in the Stockyards District to the City of Oklahoma City. This offering is for 7 buildings totaling approximately 56,873 square feet on approximately 1.45 acres with I-2 zoning as follows:

Building #1. This 7,140 square foot building has heavy electric power, is of metal construction with about 800 square feet of office. The building fronts on SW 14th Street and has one 14' drive in door.

Building #2. This 5,083 square foot metal building has heavy electric power that is distributed throughout the building. The building fronts on SW 14th Street and has one 10' drive in door.

Building #3. This 7,225 square foot metal building is clear span with one dock well and one 10' drive in door. The building fronts on SW 15th Street.

Building #4. This 4,300 square foot building fronts on S. Agnew and is approximately 50' x 90'. It can be used for a variety of businesses. There is one overhead door in the rear. Heavy electrical available.

Building #5. This 6,500 square foot building is divided into multiple rooms with floor drains. It is cinder block construction, has heavy phase 3 electrical. Entry is through either building 4 or 6.

Building #6. This 7,000 square foot building is mostly open and has a 14 ft. drive-in door on S. Agnew with a 14 ft overhead door located in the rear of the building. Building has heavy phase 3 electrical.

Building #7. This building is 19,625 square feet with 4 drive in doors and approximately 2,000 square feet of temperature-controlled office area facing S. Agnew. The construction is metal and was originally built as a lumber sales facility.

These buildings have multiple construction material, varying electric power supply and interior finishes. The buildings will need to be sold or leased as a group.



Bob Sullivan, CCIM
+1 405 641 9798
bob@naisullivangroup.com

+1 405 840 0600 OFFICE

4045 N.W. 64th Street, Suite 340
Oklahoma City, OK 73116

www.naisullivangroup.com



LOCATION HIGHLIGHTS

- Located in Historic Stockyards District
- Easy Access to I-40 & I-44
- Corner Lot
- Freeway Entry on the Cross Streets for Both (15th Street to I-44, Agnew Entrance/Exit to I-40)

Population	1 Mile: 8,444	3 Miles: 95,792	5 Miles: 225,995
Average Household Income	1 Mile: \$32,420	3 Miles: \$48,239	5 Miles: \$52,195
Total Households	1 Mile: 2,662	3 Miles: 33,266	5 Miles: 87,248

Bob Sullivan, CCIM
+1 405 641 9798
bob@naisullivangroup.com

+1 405 840 0600 OFFICE

4045 N.W. 64th Street, Suite 340
 Oklahoma City, OK 73116

www.naisullivangroup.com