

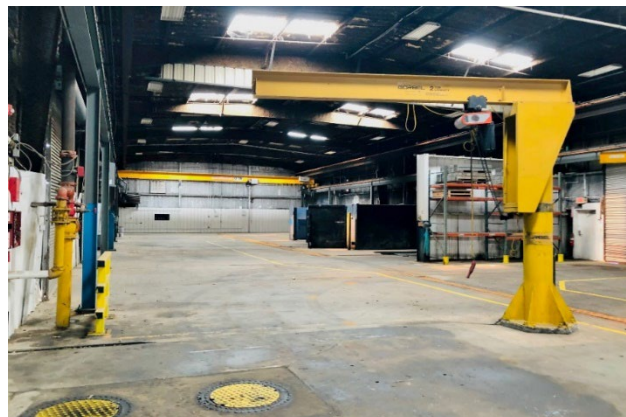
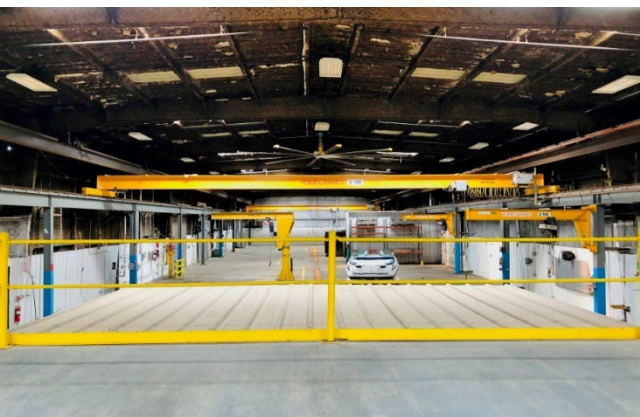
# 5353 S. HATTIE AVENUE OKLAHOMA CITY, OK 73129

Investment Property  
Industrial Building For Sale

20,200 SF on 3.42 Acres MOL

100% Occupied

Sales Price: \$1,700,000



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## PROPERTY HIGHLIGHTS

- 100% Leased
- High Industrial Manufacturing Facility
- (1) 10 Ton Bridge Crane
- (1) 5 Ton Bridge Crane
- 3 Jib Cranes
- Well Appointed Offices
- Fully Fenced, Hard Packed Gravel & Concrete Yard
- Security Fence
- (8) Grade Level Doors
- 18' Clear Ceiling Height
- Heavy Power: 1,600 Amps
- Dimensions: 570' x 262'
- Frontage: 570' on Hattie Avenue

## LOCATION HIGHLIGHTS

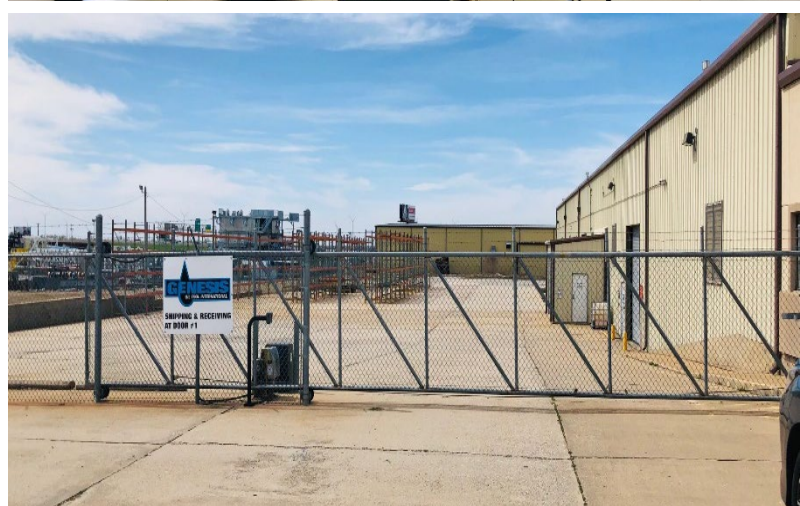
- Heavy Industrial Area-1 Block from I-35
- ¼ Mile from I-35
- 1 Mile from I-240

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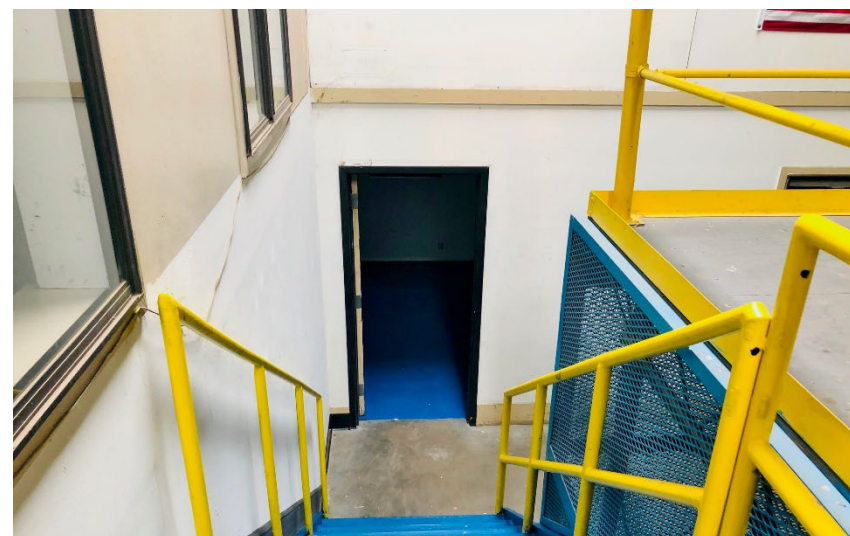


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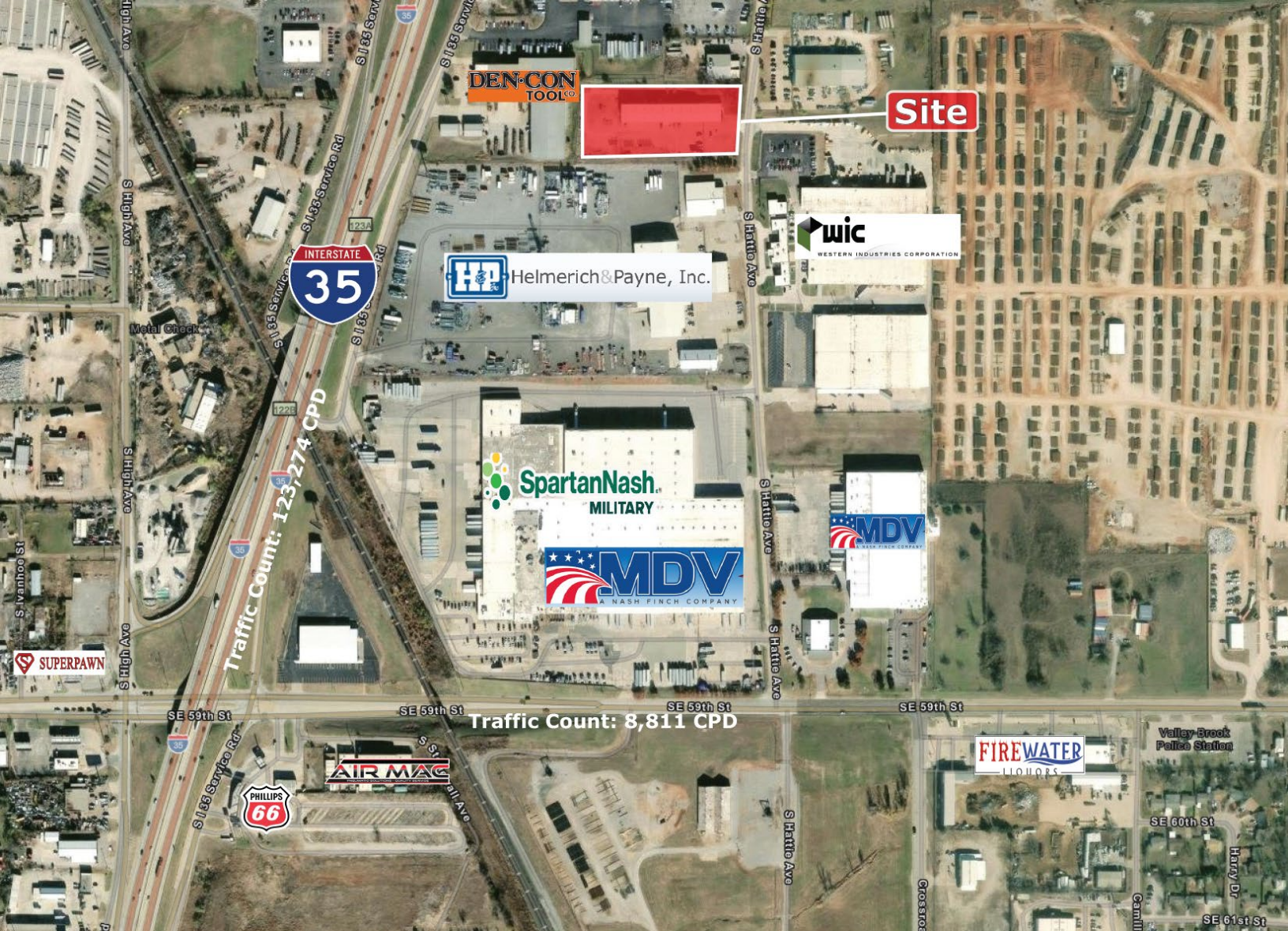


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## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	6,508	70,102	227,325
AVERAGE HOUSEHOLD INCOME	\$43,054	\$49,478	\$59,464
TOTAL HOUSEHOLDS	2,251	25,710	84,724

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