



6150-6200 E. Highway 66

El Reno, Oklahoma 73036

PROPERTY HIGHLIGHTS

- Warehouse-16,000 SF
- Bulk Mixing Plant-11,960 SF
- Lab Building-6,250 SF
- C1D1 Building-4,032 SF
- Wash Building-1,456 SF
- Small Office Building-1,017 SF

- 2 Oil/Water Separators
- Warehouse has Full Containment Design
- Approximately 14 Acres of Reinforced Concrete

TOTAL SF	40,715 SF
TOTAL ACRES	44.342 Acres
YEAR BUILT / RENOVATED	2015 & 2018
ZONED	I-3, Heavy Industrial

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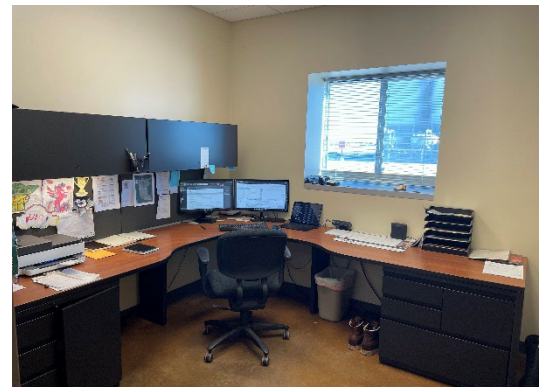
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NAI Sullivan Group is pleased to present OKC West Industrial Park in El Reno, Oklahoma. Twenty miles west of Oklahoma City, fronting on Interstate 40 and Route 66, OKC West Industrial Park was originally built by Halliburton Oil Field Services in 2015 and expanded in 2018 as a field camp for their frac operations and fleet maintenance.

6150 E. Highway 66 features unique industrial assets, abundant heavy-duty concrete, and land for expansion. This state-of-the-art facility has six buildings totaling 40,715 SF on 44.342 acres, and includes approximately 14 acres of 8-inch, 4,000 psi reinforced concrete.

- Laboratory building: 6,250 SF includes office space, a training room and laboratory infrastructure.



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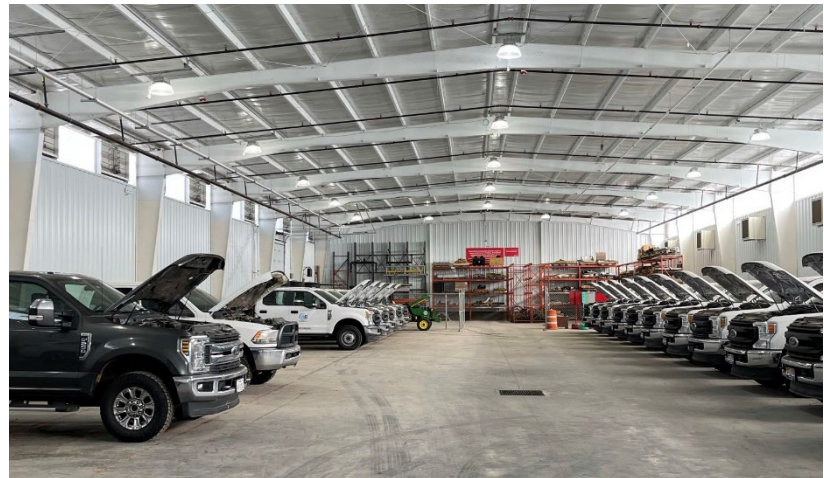
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- Bulk mixing plant: 11,960 SF bulk mixing plant could be used for mixing aggregates or other materials (silos sold separately) or could be repurposed to warehouse space with drive-through doors and office space.
- Warehouse: 16,000 SF warehouse features a full-containment design.
- Explosive-proof loading building: 4,032 SF C1D1 building houses a 2-ton bridge crane and two air compressors.



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- Wash building: 1,456 SF wash building was designed for washing heavy equipment such as fork lifts, but could be potentially repurposed for other uses such as a paint booth.



- Small office building: 1,017 SF small office building receives the networking infrastructure for this parcel.



This Class-A industrial property is a perfect solution for fleet maintenance purposes, oil field services, or could be easily repurposed for manufacturing. Over 12 acres of land is suitable for expansion/development.

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Population	1 Mile: 132	3 Miles: 1,192	5 Miles: 14,988
Average Household Income	1 Mile: \$87,202	3 Miles: \$79,171	5 Miles: \$63,471
Total Households	1 Mile: 48	3 Miles: 431	5 Miles: 5,661

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