

6420 S. AIR DEPOT BOULEVARD OKLAHOMA CITY, OK 73135

Adjacent to Tinker Air Force Base

Industrial Building For Sale or Lease

77,500 SF on 10 Acres MOL

Sales Price: \$4,650,000 (\$60.00/SF)

Lease Price: \$5.50/SF NNN



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COMMERCIAL
REAL ESTATE

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PROPERTY HIGHLIGHTS

- 2 Buildings-67,500 SF & 10,000 SF
- Large Fenced Yard
- Metal Construction
- 1,200 Amps Electric Service
- (4) 14' Overhead Doors
- (4) Dock High Doors
- 19,000 SF Office Area
- 2 Step Van Doors
- Zoned: Industrial
- Parcel Dimensions: 500' x 872'
- Built in 1972 & Renovated in 1980

LOCATION HIGHLIGHTS

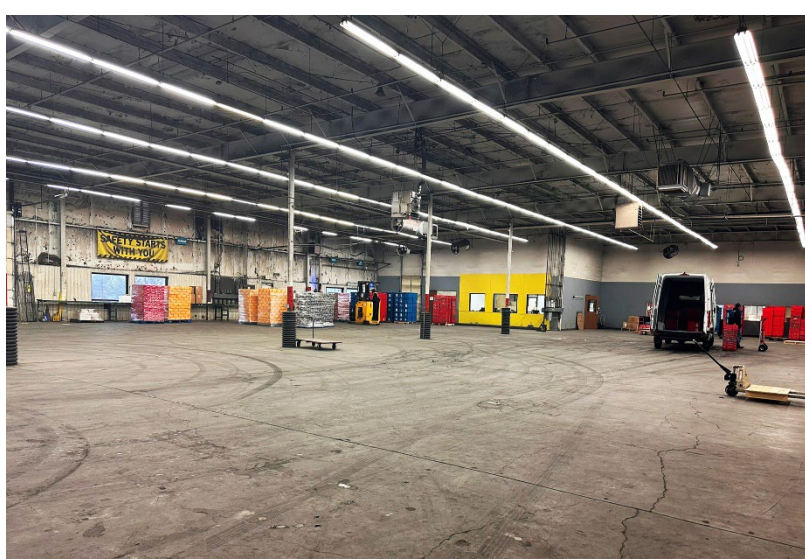
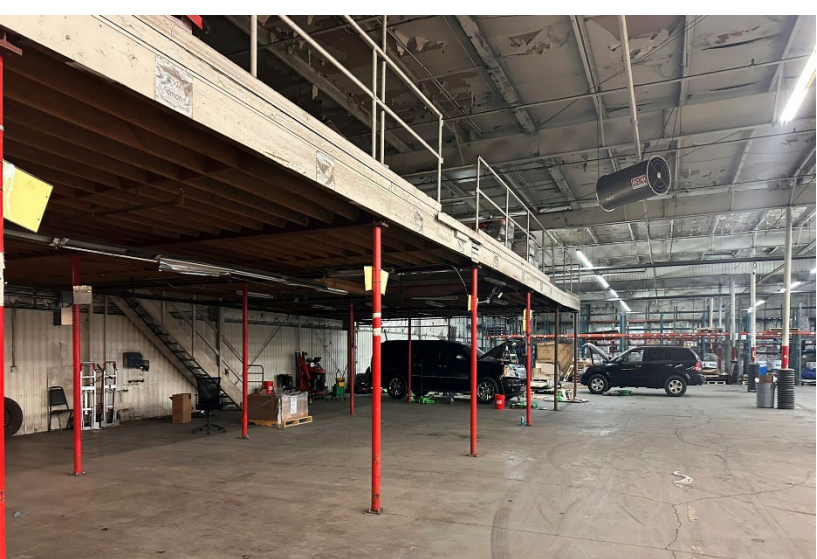
- Adjacent to Tinker Air Force Base
- 1 Mile North of I-240
- Industrial & Office Area



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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	2,315	38,550	100,466
AVERAGE HOUSEHOLD INCOME	\$79,101	\$67,959	\$68,156
TOTAL HOUSEHOLDS	950	14,710	39,009

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