



Sales Price: \$5,750,000  
 Lease Price: \$5.25/SF/YR NNN  
 NNN Charges: \$1.34/SF/YR

## 8100 S. Santa Fe Avenue

Oklahoma City, Oklahoma 73139

### PROPERTY HIGHLIGHTS

- Heated Warehouse
- Heavy Power
- Concrete Tilt Up Construction
- Approximately 45,620 SF of Warehouse Space
- Approximately 8,000 SF Office Space
- Large Parcel Up to 19.7 Acres Available
- Motion LED Lighting
- 20' Clear Height
- 2 Grade Level Doors
- Well Maintained Facility
- Seller Lease Back Available
- Detention Pond on Site
- 8 Dock High Doors with Levelers
- Metal Racking in Warehouse Available
- Additional Land Included in Asking Price Valued at \$707,850.00
- Can Be Separated

TOTAL SF	53,700 SF on 15.16 Acres MOL
BUILT	1999
ZONED	PUD-597 (Base I-1)

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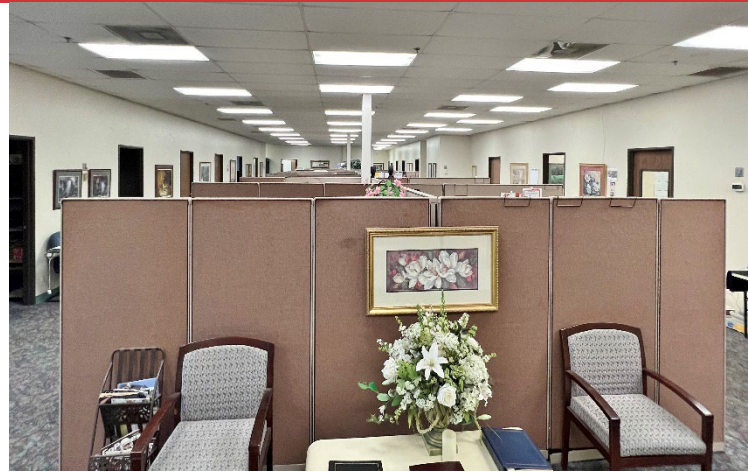
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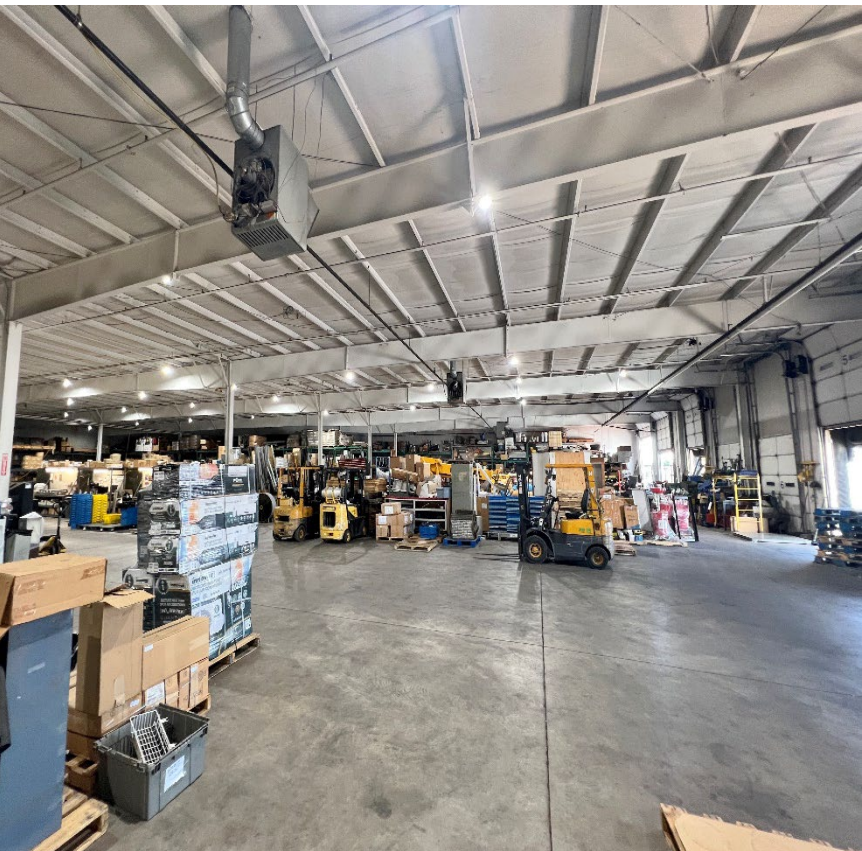
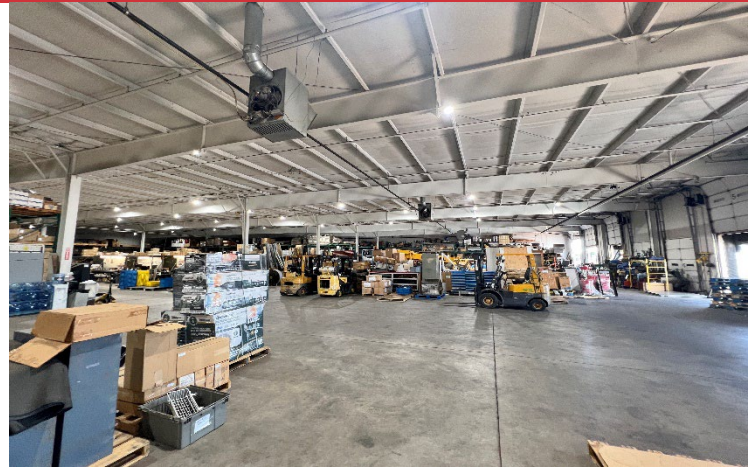
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## LOCATION HIGHLIGHTS

- Less than 0.5 Mile South of I-240
- 3 Minute Drive to I-240 & I-35 Interchange
- Neighboring Big Box Retail Including Walmart Super Center & Lowe's Home Improvement

Population	1 Mile: 7,230	3 Miles: 90,368	5 Miles: 238,002
Average Household Income	1 Mile: \$57,979	3 Miles: \$61,043	5 Miles: \$65,296
Total Households	1 Mile: 3,058	3 Miles: 35,653	5 Miles: 88,514

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