

1313 S.E. 25TH STREET
OKLAHOMA CITY, OK 73129



Industrial Flex Buildings For Sale or Lease

28,155 SF on 3.27 Acres MOL

Sales Price: \$2,248,983 (\$79.00/SF)

Suite A: 17,705 SF | \$7.00/SF/YR/NNN

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PROPERTY OVERVIEW

TOTAL SF	28,155 SF +/-
LOT SIZE	3.27 ACRES +/-
ZONING	I-2
YARD	FENCED
DOORS	(11) GRADE LEVEL & (1) DOCK HIGH
CRANES	(1) 5 TON & (1) 10 TON BRIDGE CRANES

- Heated & Sprinklered Warehouse
- Functional Office Buildout to Support Administrative Operations
- Functional Improvements (Cranes, Wash Bay, Paint Booth)
- Occupy One Suite, Lease the Other
- Immediate Access to I-35 (Less than 700 feet East)
- 3 Minute Drive to I-40 & I-35 Interchange
- 5 Minute Drive to I-240 & I-35 Interchange
- Approximately 6 Minutes to Downtown Oklahoma City
- Served by Oklahoma City Water and Sewer
- Situated Within a Designated Opportunity Zone
- **CURRENT PRICING REFLECTS THE COMPLETION OF MAJOR BUILDING UPGRADES, REDUCING FUTURE CAPITAL EXPOSURE FOR THE NEXT OWNER OR TENANT**

DEMOGRAPHICS



POPULATION
 1 MILE: 6,021
 3 MILES: 71,294
 5 MILES: 212,854



AVERAGE HOUSEHOLD INCOME
 1 MILE: \$54,241
 3 MILES: \$54,655
 5 MILES: \$54,483



TOTAL HOUSEHOLDS
 1 MILE: 1,947
 3 MILES: 27,104
 5 MILES: 82,871



0.30 MILES FROM I-35

SUITE A

- 17,705 SF with 0.68 Acres of Fenced Yard
- Warehouse: 11,300 SF | Office: 6,405 SF
- Configuration: Efficient 36% Office / 64% Warehouse ratio
- Flexibility: Current office footprint is convertible; walls can be removed to expand warehouse production or storage capacity



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1313 S.E. 25TH STREET AERIAL



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