



## **2600 S. Vermont Avenue**

Oklahoma City, Oklahoma 73108

### **PROPERTY HIGHLIGHTS**

- Brand New Industrial Building Ready for Occupancy Immediately
- Approx 16' Clear Height
- (5) Powered Grade Level Doors (14' x 12')
- Heated Warehouse
- LED Lights
- (3) Private Offices
- Break Room
- ADA Shop Restroom
- ADA Office Restroom
- Gravel & Concrete Fenced Yard
- 875 SF Office Space Includes Utility Closet



TOTAL SF	9,125 SF
TOTAL ACRES	0.68 Acres MOL
YEAR BUILT / RENOVATED	2022
ZONED	I-2

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## LOCATION HIGHLIGHTS

- Close Proximity to Will Rogers World Airport
- Quick Access to I-40 & I-44
- Clean Industrial Park
- SW OKC Industrial Submarket

Population	1 Mile: 3,501	3 Miles: 46,448	5 Miles: 194,240
Average Household Income	1 Mile: \$56,509	3 Miles: \$45,939	5 Miles: \$55,778
Total Households	1 Mile: 1,347	3 Miles: 15,651	5 Miles: 72,292

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