

Sales Price: \$9,500,000



CLICK OR
SCAN TO
VIEW DRONE
VIDEO

1100 S. Eastern Avenue Oklahoma City, Oklahoma 73129

PROPERTY HIGHLIGHTS

- **33 Acres MOL**
- Approximately 3,700 SF of Separate Office Space
- 3 Phase Power / 1,075 Amps
- 20' Clear Ceiling Height
- Security Cameras throughout Property
- Excellent Fleet Maintenance or Manufacturing Site



TOTAL SF	20,903 SF on 33 Acres MOL
BUILT	2000 & 2012
ZONED	I-2

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NAI Sullivan is pleased to present 1100 South Eastern Avenue, near downtown Oklahoma City. This Class-A industrial site is ideal for fleet maintenance or manufacturing and features a service building constructed in 2012 with large work bays, central lubrication battery, fenced gravel yard, 20' clear height, three 10-ton bridge cranes, a total of 20 oversized overhead doors, high power service, and a paint booth -- all within 1 mile of entrances to I-35 and I-40. This parcel includes undeveloped land allowing for expansion.



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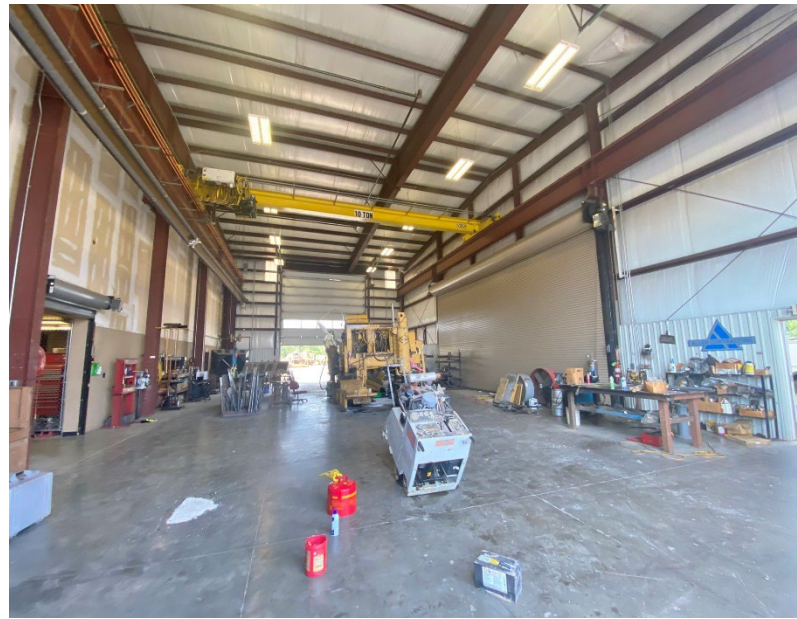
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NORTH BUILDING HIGHLIGHTS

- 13,575 SF
- (1) – 35' x 18' Overhead Door
- (10) – 14' x 18' Drive-Thru Overhead Doors
- (2) – 20' x 18' Drive-Thru Overhead Doors
- Fire Break Wall Separating Welding Bay
- (3) 10 Ton Bridge Cranes
- Lubricant Lines Provided to Each Bay



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SOUTH BUILDING HIGHLIGHTS

- 3,628 SF
- (7) – 12' x 11' Overhead Doors
- Paint Booth



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LOCATION HIGHLIGHTS

- Showroom Visible from Broadway Extension
- Located in NW Oklahoma City along Broadway Extension
- Easy Access to I-235 & I-44

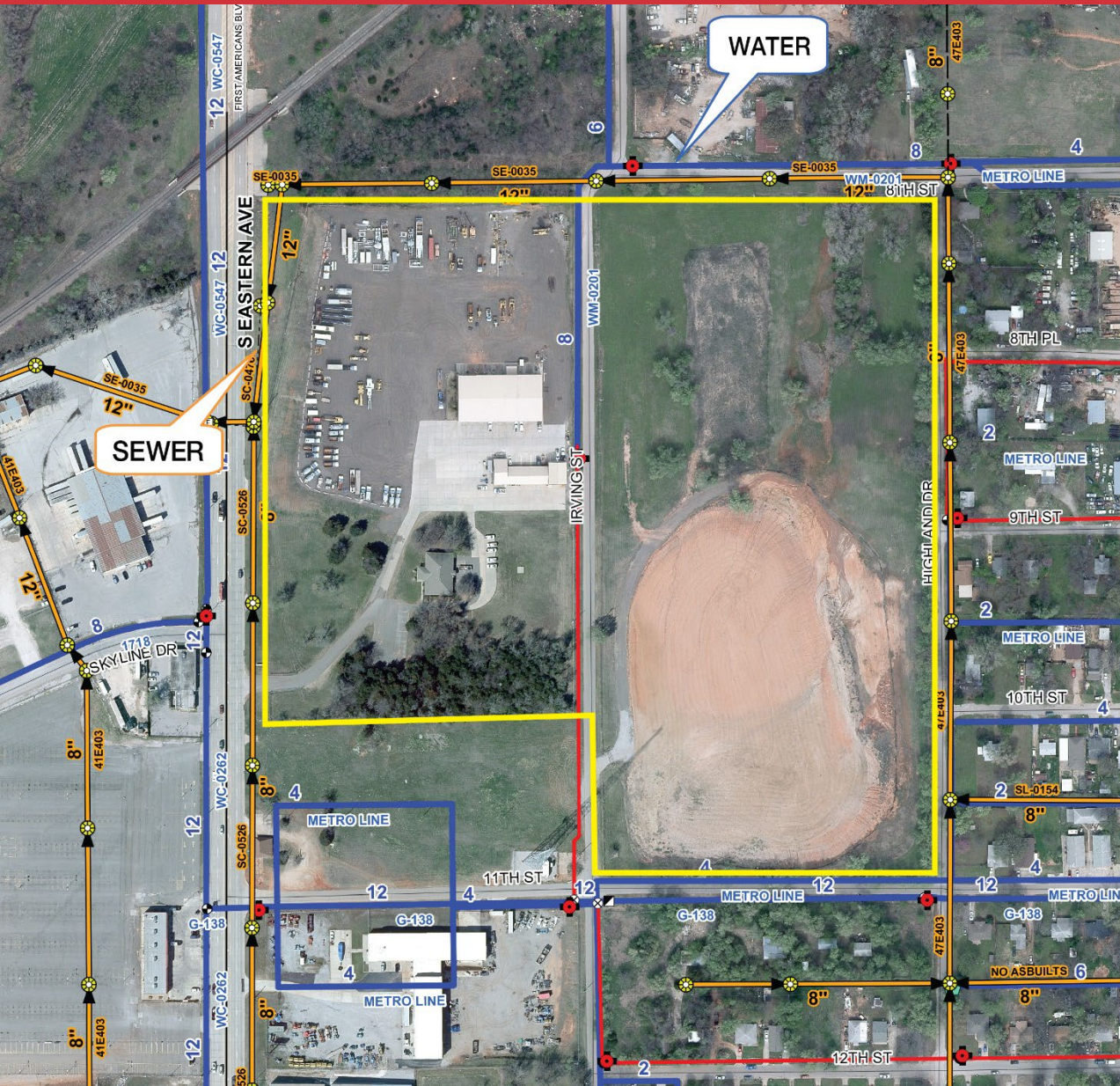
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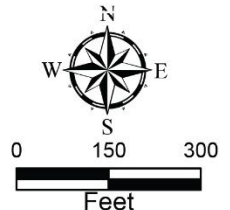
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Legend

- Sewer Manhole
- Abandoned WWM
- Wastewater Main
- Removed WWM
- Hydrant
- Water Meter
- Abandoned WM
- Water Main

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Created by: Rick Kyle Melson II

Population	1 Mile: 1,565	3 Miles: 63,340	5 Miles: 199,298
Average Household Income	1 Mile: \$41,047	3 Miles: \$53,705	5 Miles: \$57,048
Total Households	1 Mile: 613	3 Miles: 24,691	5 Miles: 76,859

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