

42405 Westech Road

Shawnee, Oklahoma 74804

PROPERTY HIGHLIGHTS

- 13,150 SF on 2 Acres MOL
- Paved & Graveled Yard
- (1) Dock High Door 10' x 10'
- (2) Grade Level Doors 12' x 12' & 10' x 12'
- 12' Clear Ceiling Height
- 1600 Amp/408 Volt Power
- Water Test Tower
- Zoned I-3, Heavy Industrial

LOCATION HIGHLIGHTS

- 30 Minutes East of Oklahoma City
- Immediate Access to I-40
- Across from Black Hawk Casino



Industrial Warehouse For Sale or Lease



Bob Sullivan, CCIM +1 405 641 9798 bob@naisullivangroup.com +1 405 840 0600 OFFICE

4045 N.W. 64th Street, Suite 340 Oklahoma City, OK 73116

www.naisullivangroup.com



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| Population | 1 Mile: | 3 Miles: | 5 Miles: |
|--------------------------|----------|----------|----------|
| | 1,091 | 13,357 | 35,579 |
| Average Household Income | 1 Mile: | 3 Miles: | 5 Miles: |
| | \$98,803 | \$71,778 | \$57,171 |
| Total Households | 1 Mile: | 3 Miles: | 5 Miles: |
| | 396 | 5,279 | 13,701 |

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