



REDUCED Sales Price: \$897,600

Lease Price: \$7.50/SF NNN

NNN Charges: \$1.50/SF

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

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

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