6420 S. AIR DEPOT BOULEVARD
OKLAHOMA CITY, OK 73135

Adjacent to Tinker Air Force Base
Industrial Building For Sale or Lease

77,500 SF on 10 Acres MOL

Sales Price: $4,200,000 ($54.19/SF)

Lease Price: $5.50/SF NNN

NAIRED COMMERCIAL REAL ESTATE
405.840.0600 | NAIRED.COM

BOB SULLIVAN, CCIM
405.641.9798
RSULLIVAN@CCIM.NET

CLARK EVERETT
405.985.8424
CLARK@NAIRED.COM

PROPERTY OVERVIEW

TOTAL SF	77,500 TOTAL SF +\-
LOT SIZE	10 ACRES +\-
ZONING	INDUSTRIAL
DOORS	(4) 14' OVERHEAD DOORS (4) DOCK HIGH DOORS
YARD	FENCED
BUILT	1972 / RENOVATED 1980

PROPERTY HIGHLIGHTS

- 2 Buildings-67,500 SF & 10,000 SF
- Large Fenced Yard
- Metal Construction
- 1,200 Amps Electric Service
- (4) 14' Overhead Doors / (4) Dock High Doors
- Approximately 7,000 SF Office Area
- 2 Step Van Doors
- Zoned: Industrial
- Parcel Dimensions: 500' x 872'

LOCATION HIGHLIGHTS

- Adjacent to Tinker Air Force Base
- 1 Mile North of I-240
- Industrial & Office Area

DEMOGRAPHICS

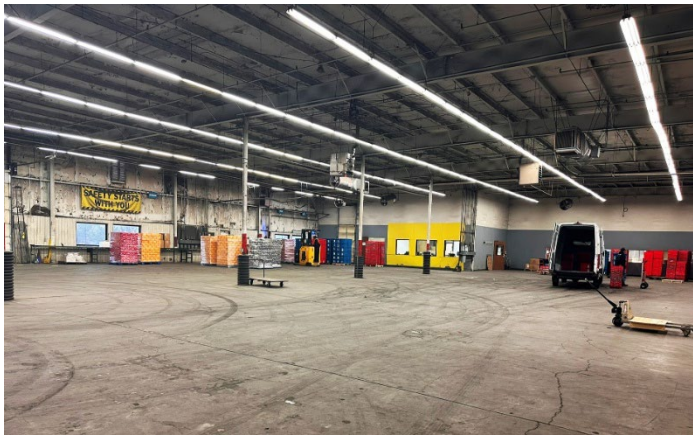
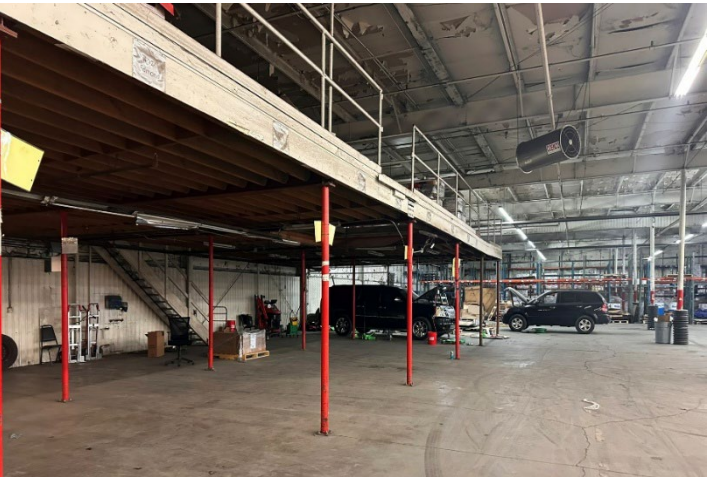
POPULATION
1 MILE: 2,264
3 MILES: 36,919
5 MILES: 100,413

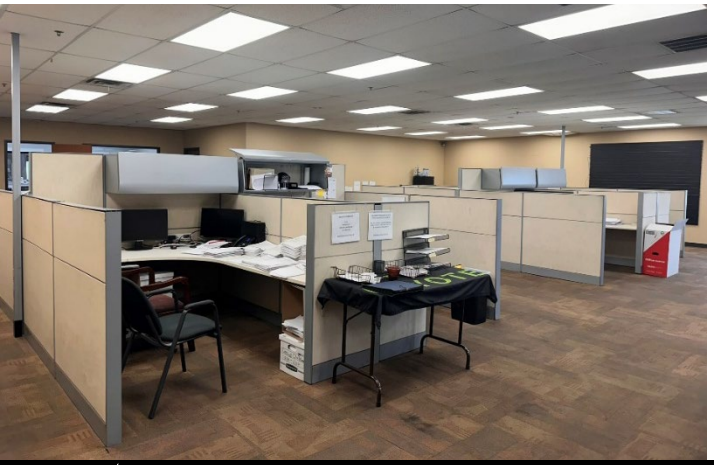
AVERAGE HOUSEHOLD INCOME
1 MILE: $81,581
3 MILES: $77,195
5 MILES: $78,184

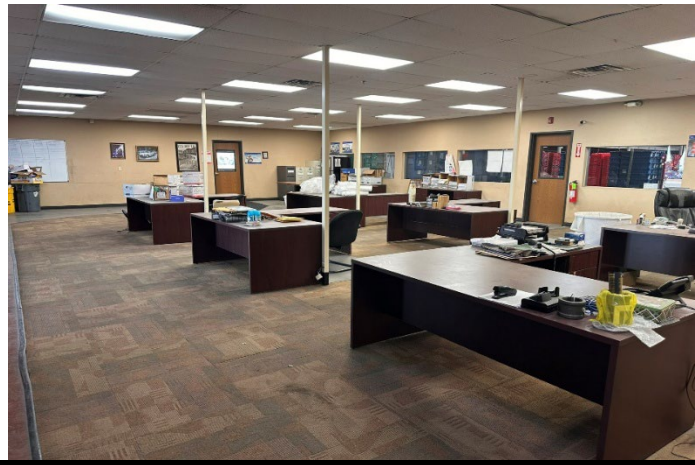
TOTAL HOUSEHOLDS
1 MILE: 937
3 MILES: 14,471
5 MILES: 39,348

1 MILE FROM I-240
4.5 MILES FROM I-35
6 MILES FROM I-40

6420 S. AIR DEPOT BOULEVARD - PICS





6420 S. AIR DEPOT BOULEVARD - AERIAL

NAI RED COMMERCIAL REAL ESTATE

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, prior to sale, lease, or financing, or withdrawal without notice, and of any special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contrained therein are any to be implied.