

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: \$4,650,000 (\$60.00/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



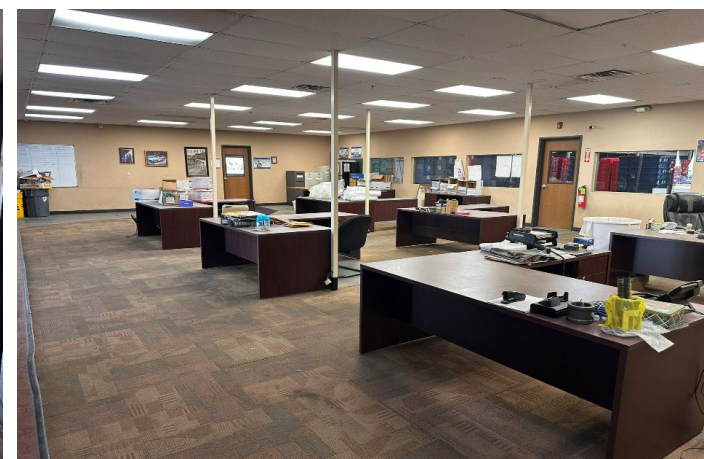
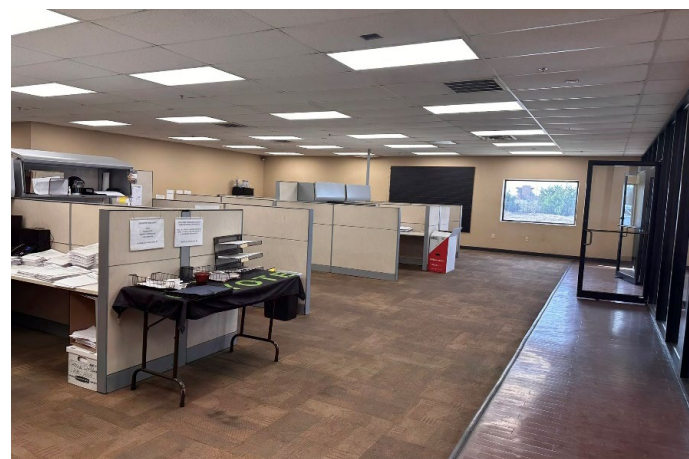
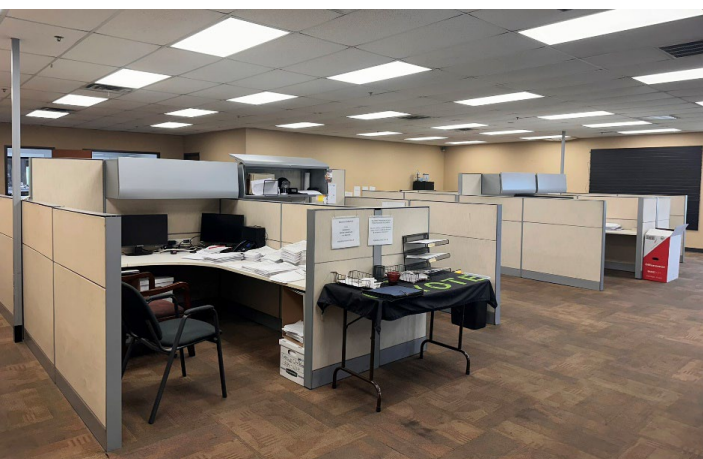
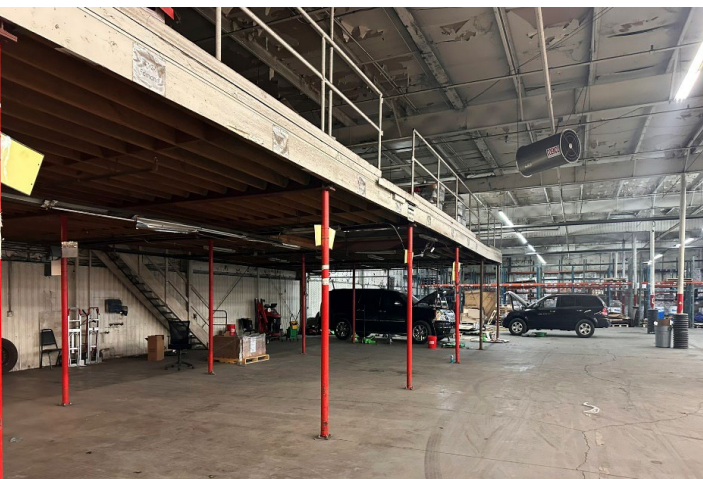
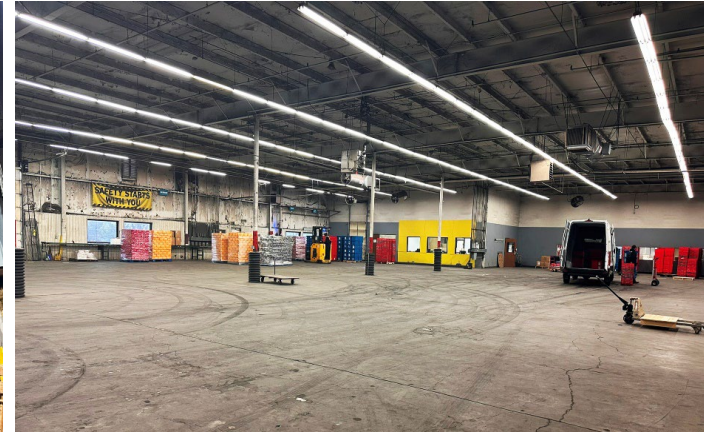
TOTAL HOUSEHOLDS

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

