

# 8300 SF WAREHOUSE | FOR LEASE OR SALE

13501 Railway Drive, Oklahoma City, OK 73114



## INDUSTRIAL SPACE NOW AVAILABLE

Sale Price:	\$622,500
Lease Rate:	\$8.00 PSF (NNN)
Lot Size:	0.45 Acres
Building Size:	3,800 SF
Year Built:	1999
Zoning:	Commercial

## PROPERTY OVERVIEW

This 8,300 SF Warehouse is available for sale or lease. Located just West of Broadway Extension, south of Memorial Road offering easy access to Broadway Extension and the John Kilpatrick Turnpike.

One 8' Drive in / Grade level Door

Clear Ceiling Height is 10 FT

17 parking spaces

### GEORGE WILLIAMS, CCIM

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## DEMOGRAPHICS (per 2010 Census; 5 Miles Radius)

Total Population	159,153
Population Density	159,153
Median Age	33.1
Median Age (Male)	31.2
Median Age (Female)	34.5
Total Households	64,445
# of Persons Per HH	2.5
Average HH Income	\$72,529
Average House Value	\$192,101

## TRAFFIC COUNTS (per ACOG)

Memorial Rd	east	21,526
Memorial Rd	west	17,615

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