



INDUSTRIAL SPACE NOW AVAILABLE

Sale Price:	\$3,500,000
Lot Size:	10.0 Acres
Building Size:	46,746 SF
Grade Level Doors:	14
Ceiling Height:	26.0 FT
Year Built:	1980
Zoning:	I-2
Traffic Count:	60,000 in 2016

PROPERTY OVERVIEW

46,746 SF Industrial warehouse on 10 acres on the I-44 frontage road. Features 14 overhead doors, heavy power and a paint booth.

LOCATION OVERVIEW

10 acres on the corner of SW 113th and I-44 Service Road just south of Amazon fulfillment center.

CHRIS ROBERTS
405.239.1236
croberts@priceedwards.com
priceedwards.com

Former Cherokee Trailer Facility

11301 S I-44 Service Road, Oklahoma City, OK 73173



DEMOGRAPHICS (PER 2010 CENSUS; 5 MILES RADIUS)

Total Population	393,545
Population Density	393,545
Median Age	33.1
Median Age (Male)	32.6
Median Age (Female)	33.7
Total Households	146,275
# of Persons Per HH	2.7
Average HH Income	\$55,131
Average House Value	\$136,240

CHRIS ROBERTS
405.239.1236
croberts@priceedwards.com
priceedwards.com