



#### OFFERING SUMMARY

Sale Price:	\$4,250,000
Building Size:	11,000 SF
Lot Size:	35 Acres
Year Built:	1980

#### PROPERTY HIGHLIGHTS

- 35 Acres
- 15 Acres graveled
- Less than 5 minutes away from Will Rogers Airport and Amazon fulfillment centers
- 21' Clear height in shop
- (3) Sets of drive through bays
- (6) 16'X12' Overhead doors
- 480V 3 Phase
- Infrared heat in warehouse
- Multiple compressed air ports
- 18 ft Big Ass Fan in warehouse
- Updated LED lighting throughout

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