

NAI Sullivan Group

Industrial RV Storage
Buildings & Residential House
For Sale

Storage Buildings:
22,400 SF on 1.60 Acres
MOL

House: 1,300 SF MOL

Sales Price: \$850,000



5601 S. Laura Drive

Oklahoma City, Oklahoma 73179

PROPERTY HIGHLIGHTS

- (4) 50' x 112' Buildings
- New Construction February 2017
- Free Span
- 5,600 SF Each Unit
- (32) 14' x 50' Bays
- 70' x 112' Concrete Driveways
- Wide 25' Entrances
- Electric Hookup at Each Bay
- Expansion Foam Insulation
- Insulated 12' Wide x 14' Tall Bay Doors
- Electric Bay Door Openers
- Lighted Bays with LED Lighted Exterior Driveways
- Handicap Accessible 10' x 10' Restroom with Laundry Hookup
- New Aerobic Septic
- Proforma NOI: \$69,080
- 8% Cap Rate (Proforma)



TOTAL SF	22,400 SF MOL
LAND IN ACRES	1.60 MOL
ZONING	Industrial
GENERAL USE	Industrial
TAXES	\$1,035.76

www.naisullivangroup.com

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DEMOGRAPHICS

Population

1 Mile:	3 Mile:	5 Mile:
138	11,348	101,254

Average Household Income

1 Mile:	3 Mile:	5 Mile:
\$67,785	\$65,086	\$57,649

Total Households

1 Mile:	3 Mile:	5 Mile:
56	3,726	35,547

PROPERTY HIGHLIGHTS

- 1,300 SF Custodian House
- Natural Gas, Central Heat & Air
- 1 1/2 Bath
- 3 Bedrooms
- Large Kitchen/Dining Area
- 2 Living Spaces
- City Water, Well Water with Pump
- New Aerobic Septic

LOCATION HIGHLIGHTS

- Off S.W. 55th Street near Newcastle Road
- Industrial Development Area

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