

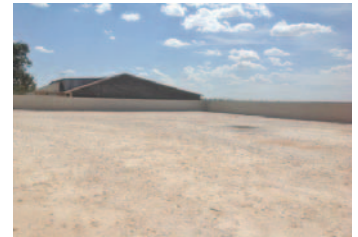


18124 U.S. Highway 81

Kingfisher, Oklahoma 73750

PROPERTY HIGHLIGHTS

- 3 Acres MOL Fenced Yard
- Easy Access to Highway 81
- Site Fenced on South & West Side
- 1,500 SF Storage Building in Yard Area
- Hard Packed, All Weather Truck Court & Yard
- 14' Overhead Door Extra Wide
- 1,000 LB Manual Lift Inside
- Multiple Offices & Storage Rooms
- Meeting Room/Conference Room
- East Frontal Exposure (Frontage on Highway 81)
- West & South Door Exposure
- City Utilities: Water, Sewer & Electric
- (3) Grade Level Doors
- 220 Volt/3 Phase Power
- Propane Heat



TOTAL SF	9,500 SF MOL
LAND IN ACRES	3.03 ACRES MOL
ZONING	County Industrial
TAXES	\$882

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DEMOGRAPHICS

Population

1 Mile:	3 Mile:	5 Mile:
92	438	5,578

Average Household Income

1 Mile:	3 Mile:	5 Mile:
\$65,929	\$57,790	\$57,443

Total Households

1 Mile:	3 Mile:	5 Mile:
38	165	2,143

LOCATION HIGHLIGHTS

- Dimensions: 380' x 357'
- Frontage: 380' on Highway 81
- Industrial Area North of Downtown Kingfisher
- Just 45 Minutes from Downtown Oklahoma City
- Highway 81 Access to El Reno/I-40
- Highway 81 North to Enid

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