

Industrial Building For Sale or Lease

6,230 SF & 0.46 Acres MOL

Sales Price: \$450,000

Lease Price:

\$4,200/Month Modified Gross (Tenant Pays Utilities)



# 8101 Rockback Court

Oklahoma City, Oklahoma 73162

#### **PROPERTY HIGHLIGHTS**

- 4,550 SF Warehouse Area
- 1,680 SF Unfinished Area with HVAC
- \$30,000 in Commercial Shelving that can Stay with Building
- Well Maintained Building
- (2) 12' x 12' Grade Level Doors
- Fenced Yard
- 14' & 20' Ceiling Height
- 3 Phase Power
- Built in 2007
- 10 Parking Spaces



TOTAL SF 6,230 SF MOL
LAND IN ACRES 0.46 MOL

ZONING I-2

GENERAL USE Industrial

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## For more information:

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## **DEMOGRAPHICS**

Population		
<b>1 Mile:</b> 10,314	<b>3 Mile:</b> 71,846	<b>5 Mile:</b> 167,422
Average Household Income		
<b>1 Mile:</b> \$38,749	<b>3 Mile:</b> \$56,470	<b>5 Mile:</b> \$53,845
Total Households		
<b>1 Mile:</b> 4,145	<b>3 Mile:</b> 29,375	<b>5 Mile:</b> 71,711

#### **LOCATION HIGHLIGHTS**

- Near Other Industrial Buildings
- Close to N.W. Expressway & Kilpatrick Turnpike
- Conveniently Located Near Restaurants & Retail
- Industrial Area Near Rockwell Plaza YMCA

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