



## 1900 S. Eastern & 2012-2020 S.E. 18th Street

Oklahoma City, Oklahoma 73129

### PROPERTY HIGHLIGHTS

- Over 42,000 SF Warehouse Space with Ceiling Heights Ranging between 18'-22'. Most have 22' Ceilings
- Over 5,600 SF Office Space
- Building is Set-Up for Multiple Tenants
- Spaces Range from 5,831 SF to 11,662 SF
- Owner/User Could Use a Portion of the Building & Lease Out the Remaining
- Roof Replaced in 2007
- 14 Total Doors
  - (5) 8'x 8' Dock High Doors
  - (2) 12'x 12' Dock High Doors
  - (7) 12'x 12' Grade Level Doors
- Heavy Power
- Partial Fenced Yard
- Opportunity to Expand on Vacant Land
- Yard for Exterior Storage Sits on 4 Acres MOL
- Uses: Manufacturing, Warehouse, Distribution & Storage
- Parking Ratio: 1.05/1,000
- Tenant Occupied-Lease Expires the end of September 2014
- Possible Owner Occupied



TOTAL SF	48,450 SF MOL
LAND IN ACRES	4.4504 MOL
ZONING	I-2 AE-2
GENERAL USE	Industrial
2012 TAXES	\$15,352.95

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## DEMOGRAPHICS

### Population

1 Mile:	3 Mile:	5 Mile:
2,670	61,055	186,710

### Average Household Income

1 Mile:	3 Mile:	5 Mile:
\$30,219	\$38,680	\$41,671

### Total Households

1 Mile:	3 Mile:	5 Mile:
868	22,917	70,653

## LOCATION HIGHLIGHTS

- Easy Access to I-35
- Close to I-40



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