

**327 S. SCOTT STREET
DEL CITY, OK 73115**

Investment Property
Industrial Warehouse For Sale

6,000 SF on 0.71 Acres MOL

100% Occupied

8.6% Cap Rate

Sales Price: \$560,000



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**COMMERCIAL
REAL ESTATE**

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405.840.0600

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BOB SULLIVAN, CCIM

405.641.9798

RSULLIVAN@CCIM.NET



PROPERTY HIGHLIGHTS

- 100% Leased to Nations Service Company
- Lease Runs Through July 31, 2026
- Current Lease: \$48,150 NNN with Annual CPI Increases
- (1) 14' Ground Level Door & (1) 12' Ground Level Door with Auto Openers
- Skylights in Warehouse
- 3 Offices
- Reception Area & Workroom
- 1,500 SF Office
- Gravel, Fenced Yard (90' x 105')
- 13' Eve Ceiling Height
- 200 Amp Power
- Zoned: I-2

LOCATION HIGHLIGHTS

- 1 Mile from the Central Business District
- Access to I-40 East

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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	4,508	54,738	165,686
AVERAGE HOUSEHOLD INCOME	\$49,295	\$56,462	\$62,798
TOTAL HOUSEHOLDS	1,850	22,779	66,077

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