

3900 T.L. Moore
Parkway
El Reno, OK 73036

Investment Property
Industrial Warehouse For Sale

9,600 SF on 3.88 Acres MOL

Sales Price: \$1,200,000

100% Occupied

Cap Rate: 8.53%



HAVE QUESTIONS?
405.840.0600
NAISULLIVANGROUP.COM

NAI Sullivan Group

Bob Sullivan, CCIM
405.641.9798
BOB@NAISULLIVANGROUP.COM



- This Property has been Leased to a regional Oil and Gas Service Company for the Past 7 Years. Their Current Lease Expires July, 2026, but they are expected to continue to operate here and would probably extend their lease now. Current Annual Income is \$105,600.00 with Annual Increases. This Property will be Sold for \$1,200,000 which is 8.8% Cap Rate
- 1 Dock High Door
- 3 Grade Level Doors
- 12' Clear Ceiling Height
- 200 Amp Power
- Fenced Yard
- Property is Located just West of Highway 81
- Just South of I-40

HAVE QUESTIONS?

405.840.0600

NAISULLIVANGROUP.COM

NAI Sullivan Group

Bob Sullivan, CCIM

405.641.9798

BOB@NAISULLIVANGROUP.COM



	1 MILE	3 MILE	5 MILE
POPULATION	176	16,478	21,125
AVERAGE HOUSEHOLD INCOME	\$98,915	\$60,422	\$62,740
TOTAL HOUSEHOLDS	62	6,284	7,550

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, prior to sale, lease, or financing, or withdrawal without notice, and of any special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein are any to be implied.