



PRICE: \$2,650,000

2627 SW 22ND ST

Oklahoma City, OK 73108

Brock Lytton

President/Managing Broker (OK)

405.250.9596

brock@moriahrealestate.com

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Property Description

Recent Price Reduction! Introducing a prime opportunity for industrial and manufacturing investors in Oklahoma City: 2 buildings totaling (+-) 30,000 SF, constructed in 2010 and 2019. This well-maintained property offers modern facilities and a strategic location within the thriving Oklahoma City industrial market, providing a strong foundation for success in the dynamic industrial landscape.

Property Highlights

- Two Separate Buildings for multi-tenant opportunity
- 5 Ton Bridge Crane
- Located near Major Highways
- 6 Overhead Doors (14'x16')

Offering Summary

Sale Price:	\$2,650,000
Number of Units:	2
Lot Size:	3.03 Acres
Building Size:	(+-) 30,000 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	175	568	3,298
Total Population	581	1,774	10,282
Average HH Income	\$50,276	\$50,076	\$49,163

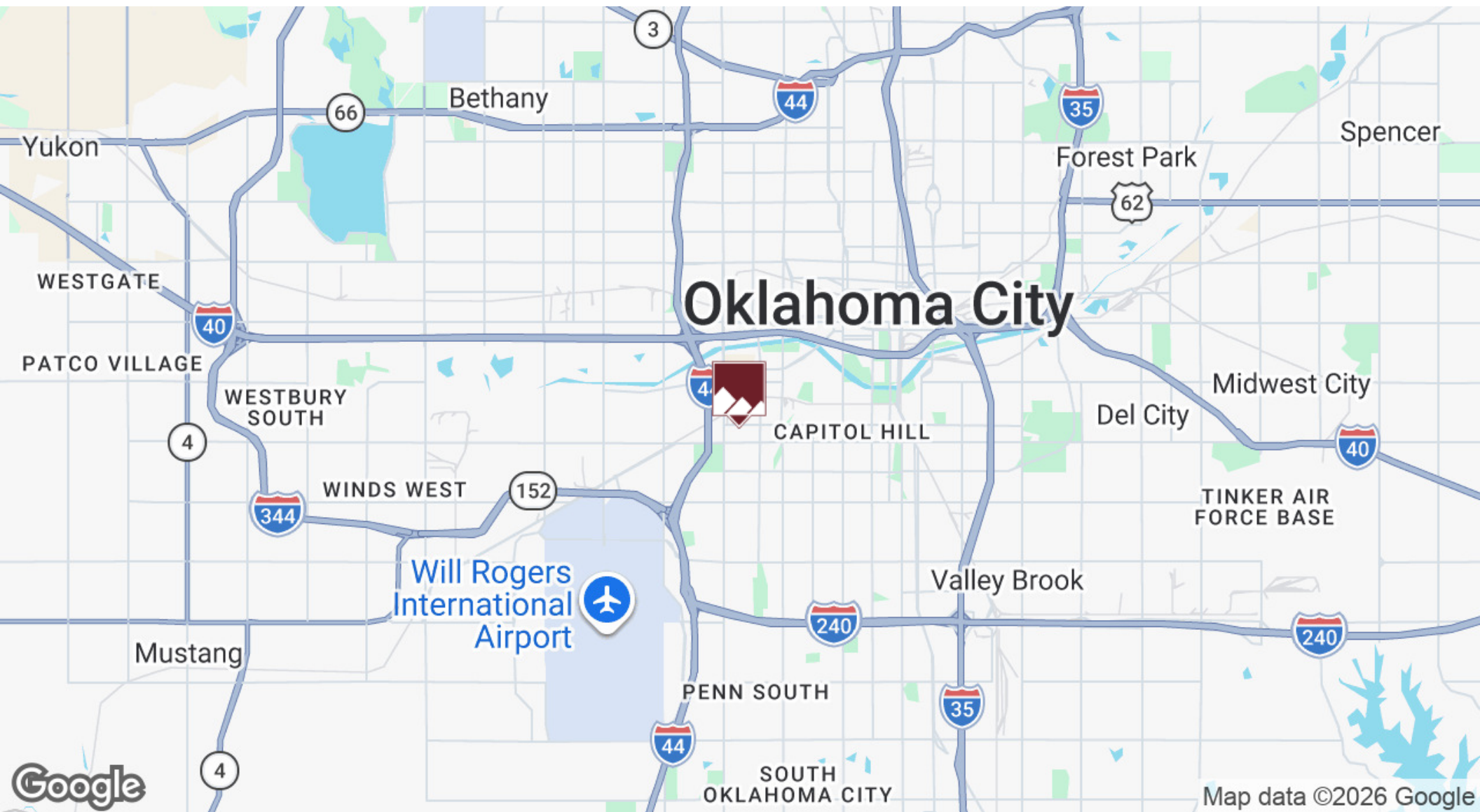
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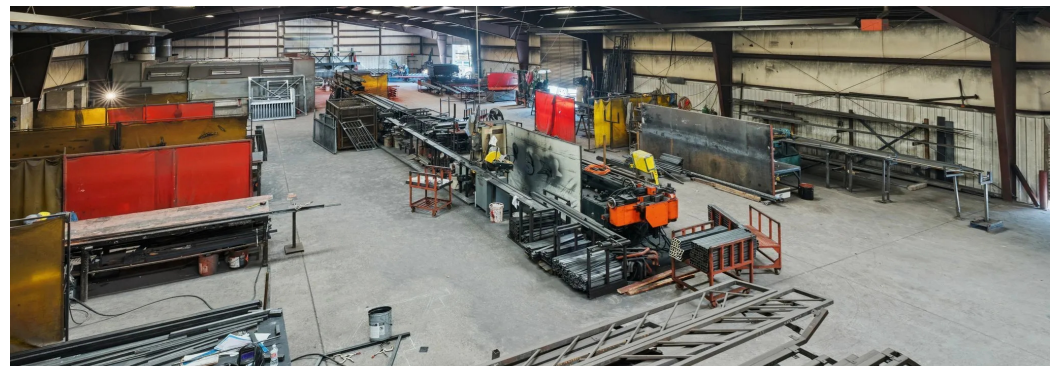
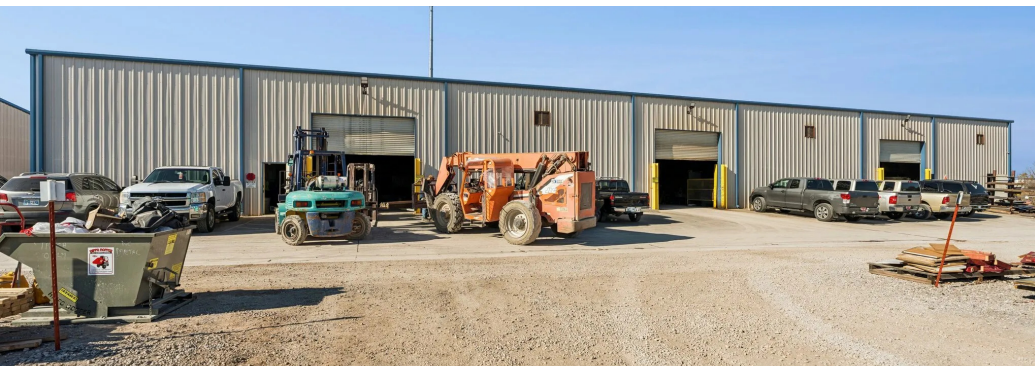
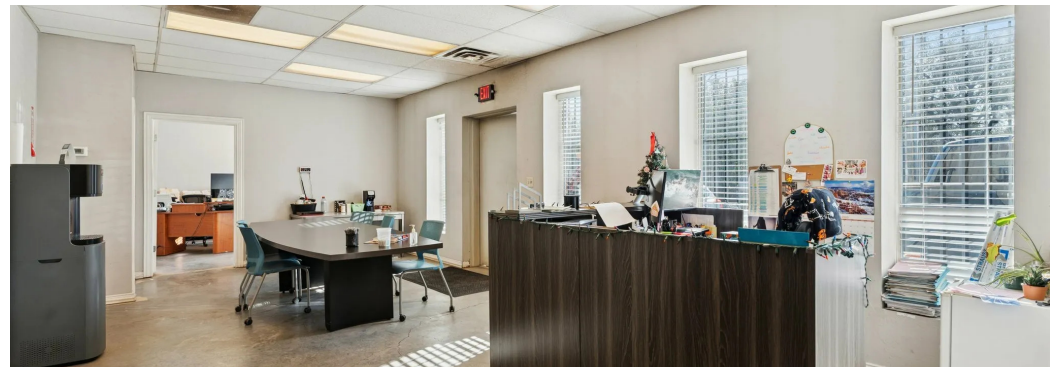
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MORIAH
BROKERAGE SERVICES, LLC

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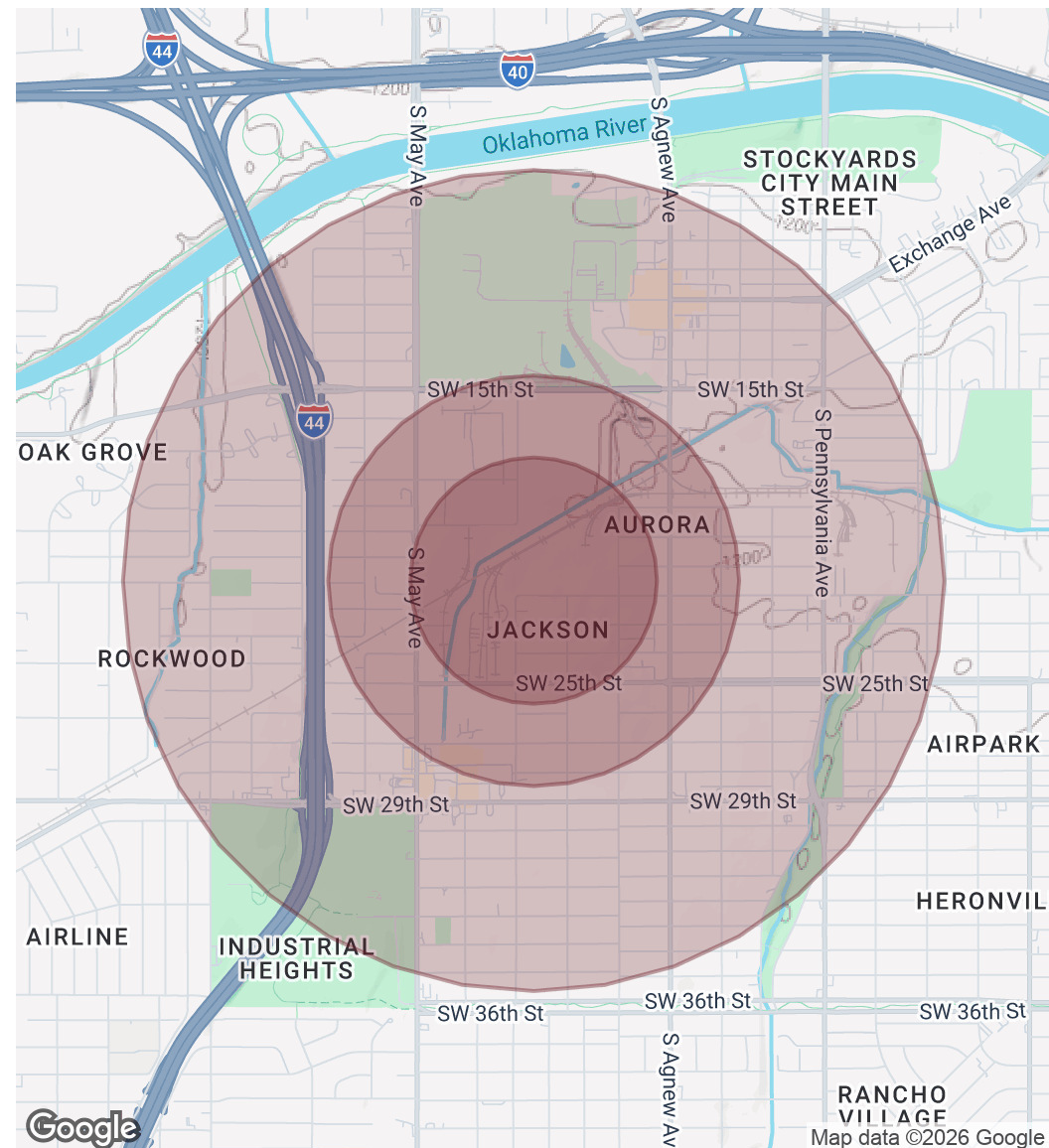
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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	581	1,774	10,282
Average Age	33	34	33
Average Age (Male)	33	34	33
Average Age (Female)	33	34	33

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	175	568	3,298
# of Persons per HH	3.3	3.1	3.1
Average HH Income	\$50,276	\$50,076	\$49,163
Average House Value	\$121,435	\$126,421	\$141,507

2020 American Community Survey (ACS)



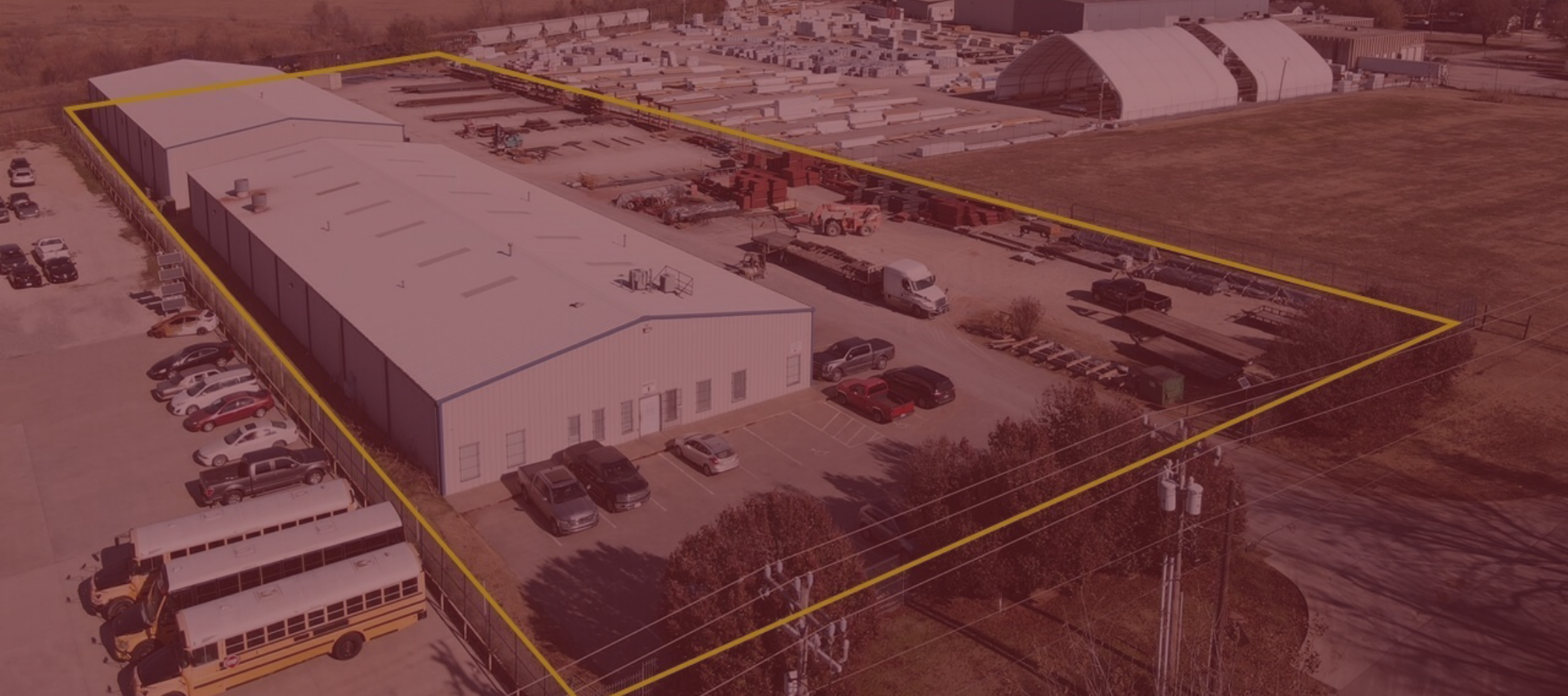
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Contact Brokers:

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