

FOR SALE

6209 S Shields Blvd,
Oklahoma City, OK 73149



Johnson
Commercial Group

JohnsonCommercialGroup.com



Offering Summary

Sale Price: \$931,680

Size: 10,352 SF

Price Per SF: \$90.00

Lot Size: .459 Acres

Year : 1965/2001

Zoning: I-2

Property Overview

10,352 SF industrial warehouse situated on 0.459 acres just off Shields Blvd in Oklahoma City, with quick access to I-35, I-240, and I-40. The facility is equipped with 3-phase power, a 3-ton overhead crane, and a 2-ton JIB crane, making it well-suited for heavy manufacturing, fabrication, or distribution operations. Clear heights range from 16 to 23.5 feet, and the warehouse features two large overhead doors (14×16 and 12×12), skylights for natural light, and exhaust fans for ventilation. Two restrooms, one with a shower, a dedicated breakroom, foyer and office space. The property is fully fenced and gated, offering added security and outdoor storage capability. This is a versatile industrial facility in a prime south OKC location with exceptional highway connectivity.

Chris Johnson
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405.435.3572



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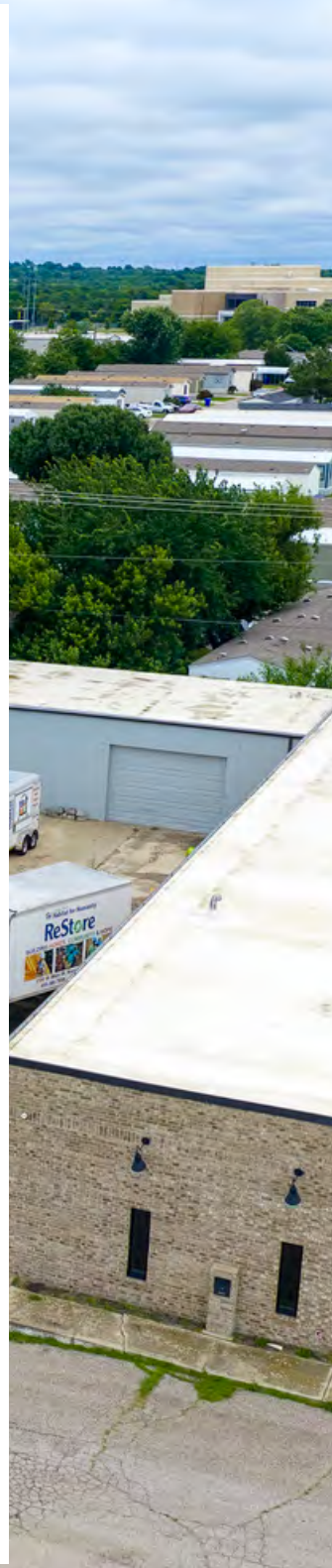
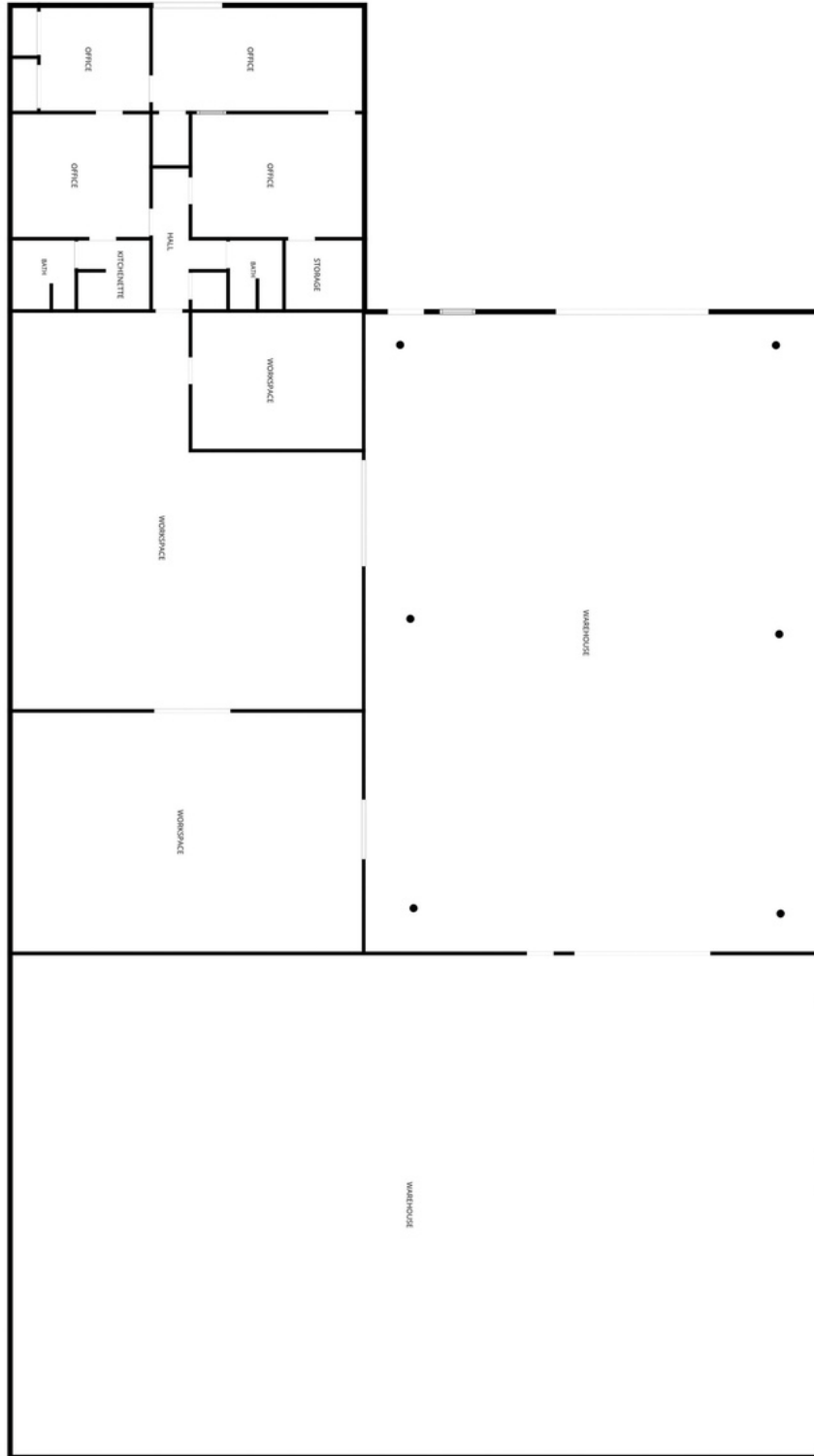
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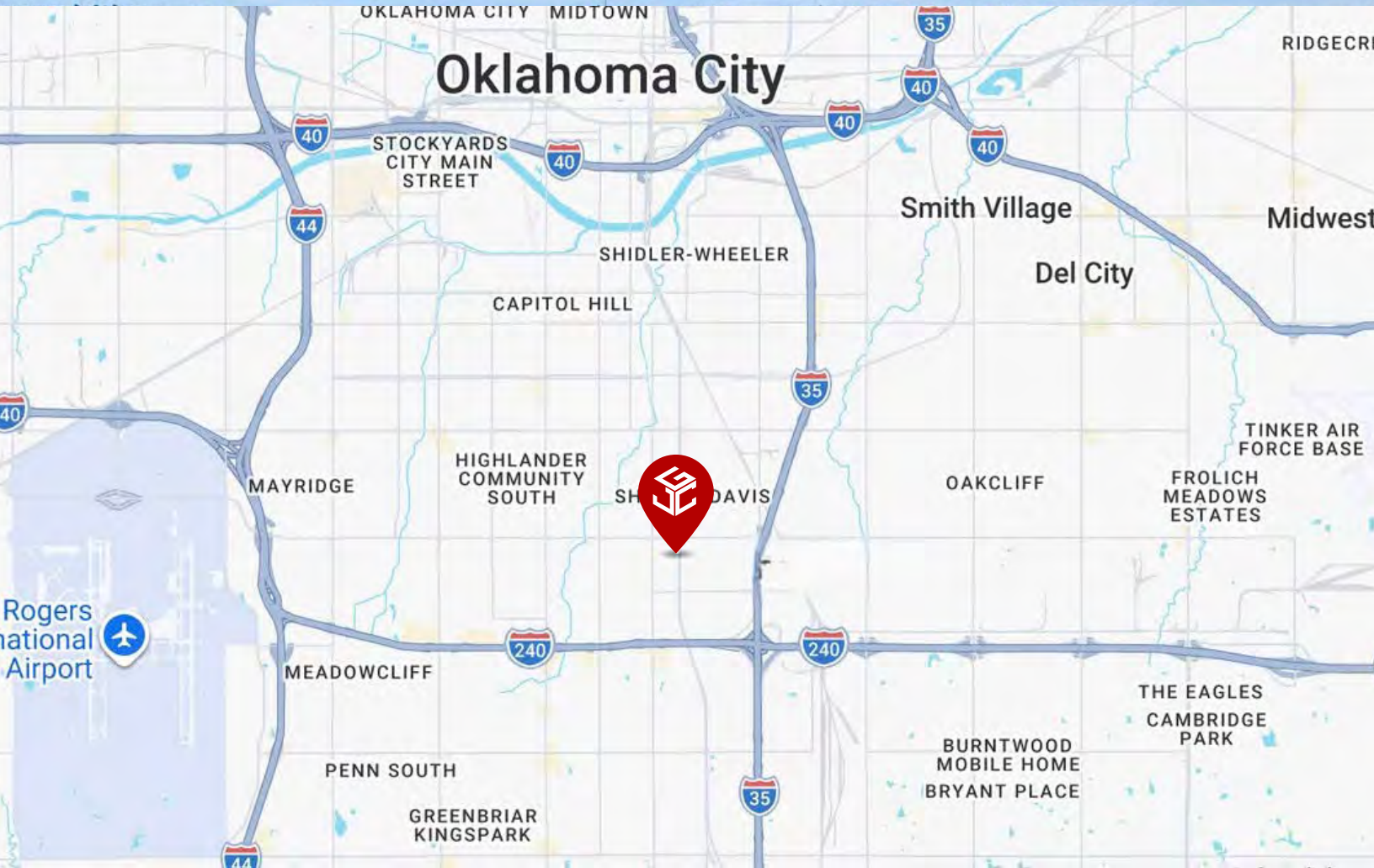
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Demographics

1 MILE

3 MILE

10 MILE

Population	10,736	91,520	548,073
Average Age	34	33	36
Employment	4,396	37,263	363,585
Households	4,024	33,595	216,167
Ave. Household Income	\$54,510	\$59,712	\$79,028
Median Home Value	\$136,763	\$142,567	\$196,257

Traffic Count

Average Daily Volume

18,168 VPD

Information Provide By CoStar

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