

ROCKWELL CREEK INDUSTRIAL PARK - SUITE 403

22 North Rockwell Avenue, Suite 403, Oklahoma City, OK 73127



OFFERING SUMMARY

Lease Rate:	\$10.00 SF/yr (NNN)
Building Size:	12,000 SF
Available SF:	9,000 SF
Zoning:	I-2
Overhead Doors:	(3) 14' x 12'
Electrical:	3-Phase 208/120V
Storage Yard:	.23 Acres
Available:	April 2024

PROPERTY OVERVIEW

Brand new industrial complex with frontage along North Rockwell Avenue just north of West Reno. The site has excellent interstate access being 1/2 mile away from eastbound and westbound I-40 on/off ramps. This 9,000 SF suite includes almost a 1/4 acre of fenced and graveled yard and 1,700 SF of brand new office space scheduled to be completed April 2024. The complex was designed with wide drive lanes and a truck turnaround which allows for easy, out of the way loading/unloading. This upscale complex creates an efficient and professional environment for your business and clients.

3,000 SF suites are also available in the complex

PROPERTY HIGHLIGHTS

- .23 Acre fenced and graveled yard
- Clear span building
- Excellent access to I-40
- Truck turnaround on site with extra wide drive lanes throughout complex
- Short drive to Will Rogers World Airport



Adept Commercial Real Estate, LLC
1 NE 2nd Street, Suite 101
Oklahoma City, OK 73104

Ryan Gilliland
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ryan@adeptcre.com

ADDITIONAL PHOTOS

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Not actual space, but finishes will match



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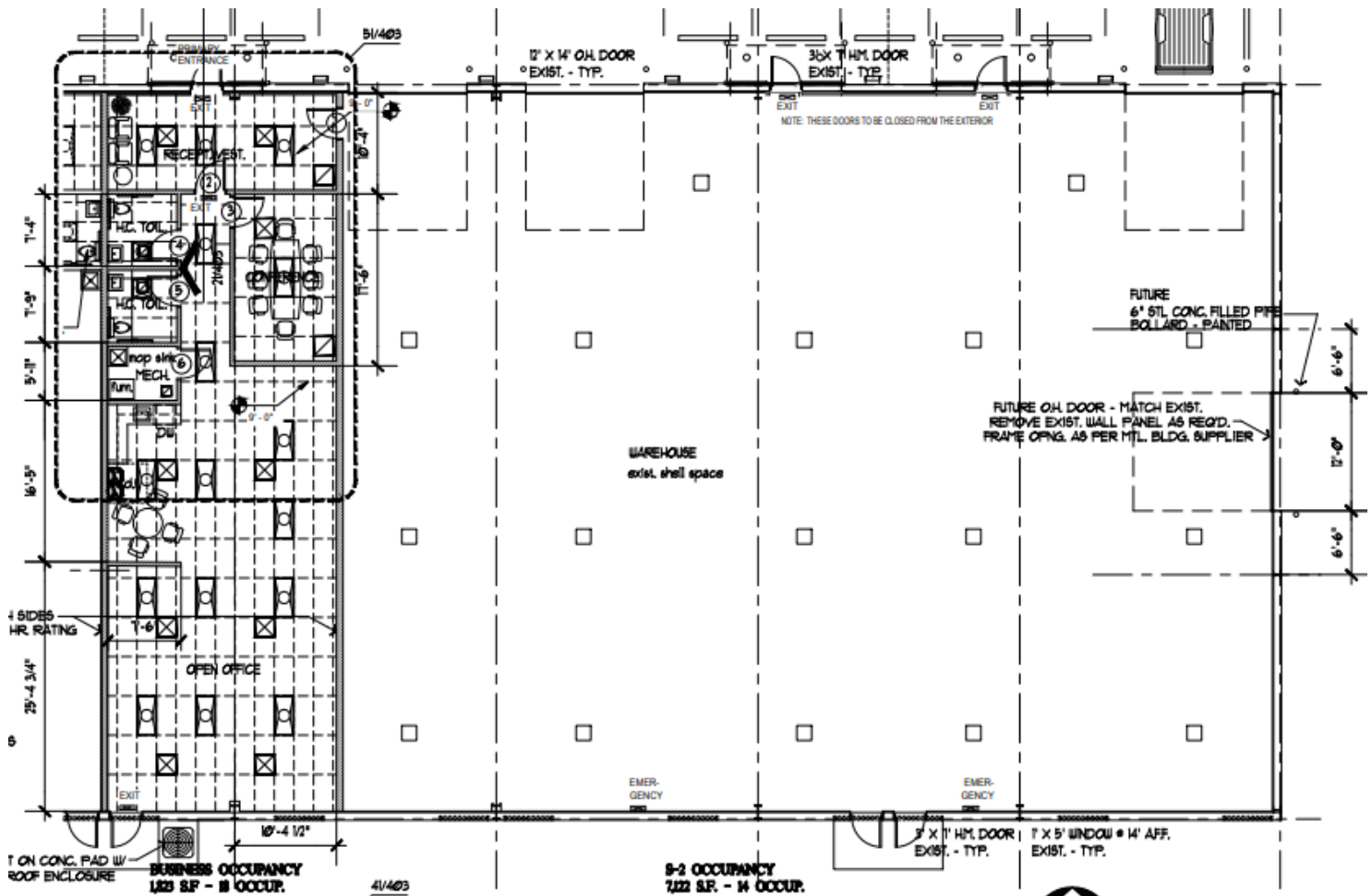
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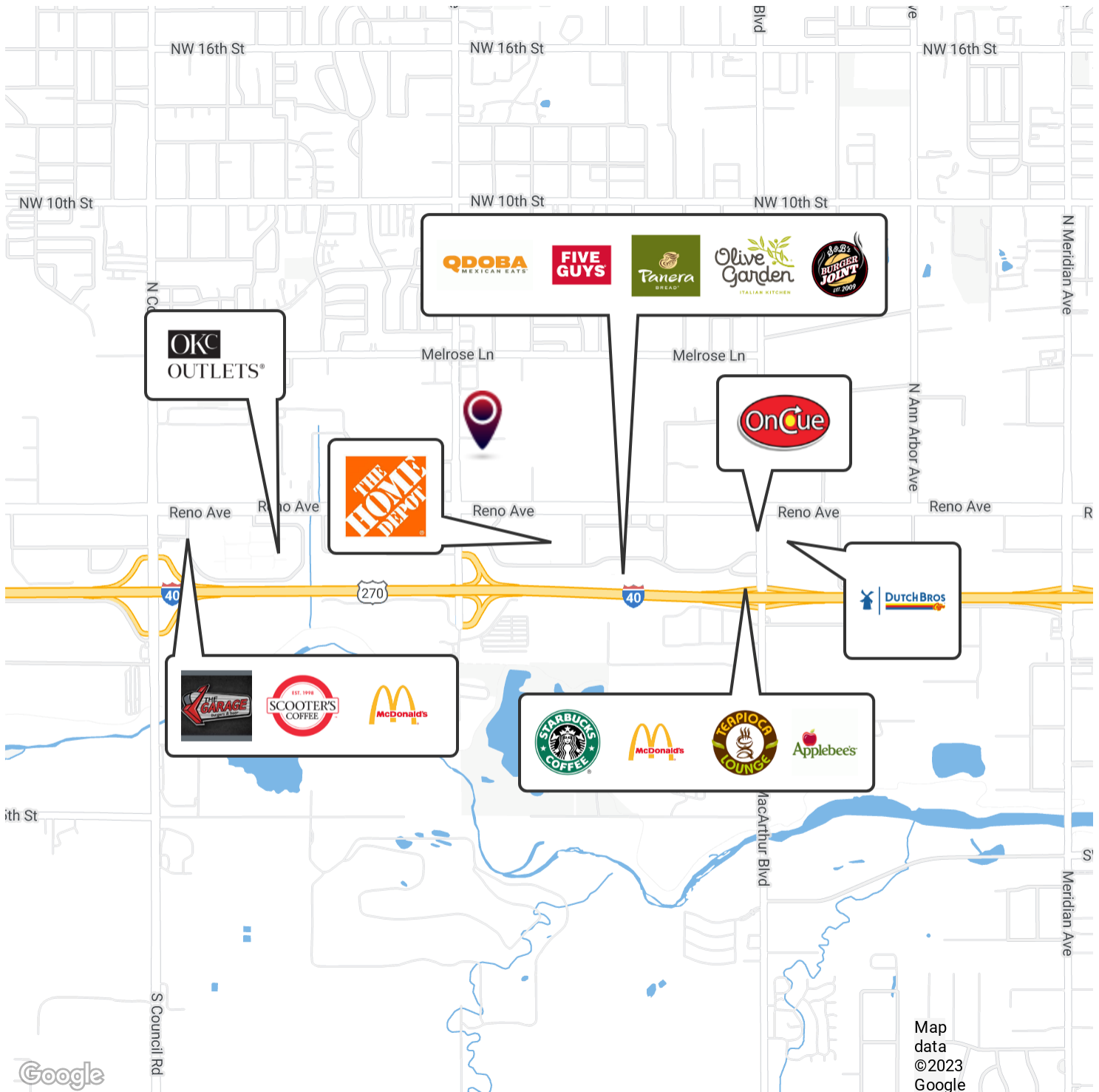
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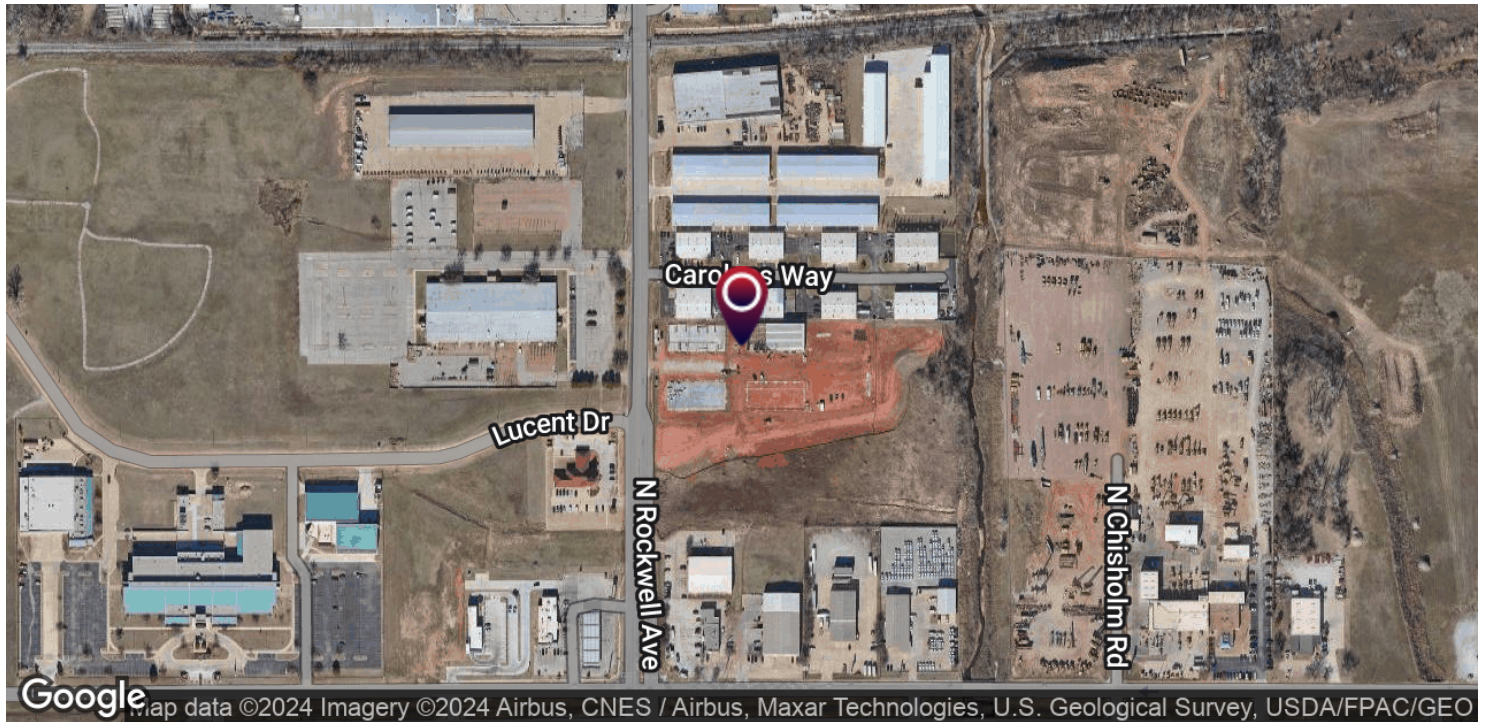
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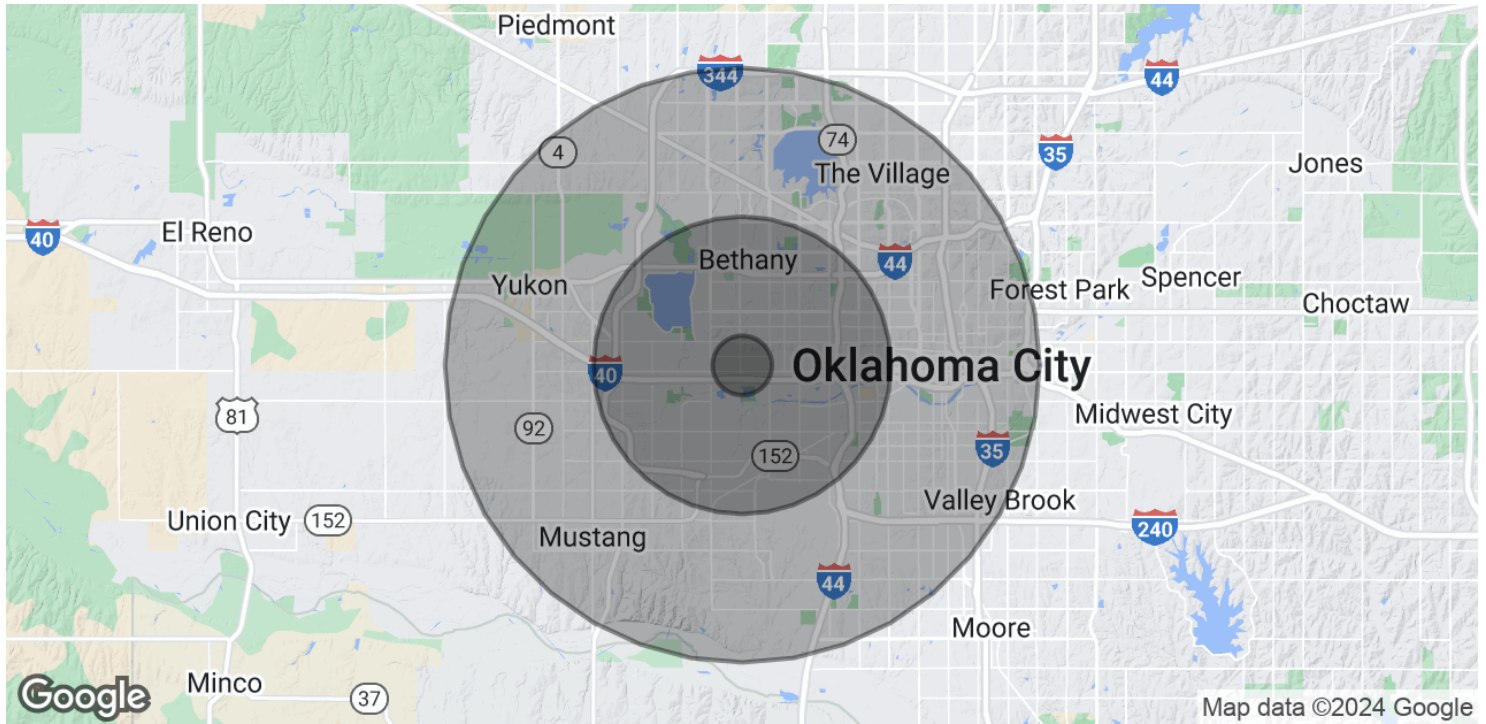


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,817	140,779	562,424
Average Age	36.3	33.8	35.7
Average Age (Male)	27.8	32.7	34.8
Average Age (Female)	39.5	34.6	36.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,427	59,578	240,183
# of Persons per HH	2.0	2.4	2.3
Average HH Income	\$33,519	\$53,707	\$64,549
Average House Value	\$98,107	\$129,961	\$153,056

* Demographic data derived from 2020 ACS - US Census



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