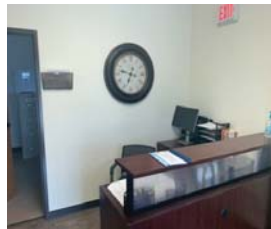




2608 S. Ann Arbor Avenue
Oklahoma City, Oklahoma 73128

PROPERTY HIGHLIGHTS

- 8,200 SF on 0.52 Acres-Zoned I-2
- New Construction-2015
- 6,600 SF Warehouse with ADA Restroom
- (3) 14' x 12' Grade Level Doors
- 16'-18' Clear Ceiling Height
- 480 Amp 3 Phase Power
- 1,600 SF Office
- 5 Offices & 1 Breakroom
- 2 ADA Mens/Womens Restrooms in Office
- 20/80 Office/Warehouse Ratio
- Fenced Yard
- Storm Shelter
- Excellent Condition



www.naisullivangroup.com

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Oklahoma City, OK 73128



LOCATION HIGHLIGHTS

- Located in Successful Ann Arbor Industrial Park
- 3 Minutes to Highway 152
- 5 Minutes to I-44 & 5 Minutes to I-40
- 7 Minutes to Will Rogers World Airport

DEMOGRAPHICS

Population		
1 Mile: 3,799	3 Mile: 33,535	5 Mile: 170,513
Average Household Income		
1 Mile: \$55,367	3 Mile: \$35,095	5 Mile: \$39,164
Total Households		
1 Mile: 1,752	3 Mile: 12,306	5 Mile: 63,288



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