



## 3519 Jensen Road East

El Reno, Oklahoma 73036

### PROPERTY HIGHLIGHTS

- Very Good Trucking & Service Yard Spaced Between Radio Road & Highway 81 in Canadian County
- Canadian County Water
- Computer Service Ability
- Office with Full Kitchen & Showers
- Shop Area with (3) 14' Overhead Doors
- Underground Storm Shelter
- Hook Ups Location for Drivers with Small Travel Trailers
- Large Septic System
- Fully Fenced & Gated Yard
- (3) 14' Overhead Doors
- 16' Clear Ceiling Height
- 240 Volt/3 Phase Power
- Multiple RV/Trailer Utility Hook-ups On Site



TOTAL SF	5,746 SF
TOTAL ACRES	6 Acres
YEAR BUILT / RENOVATED	1984
ZONED	Open Canadian

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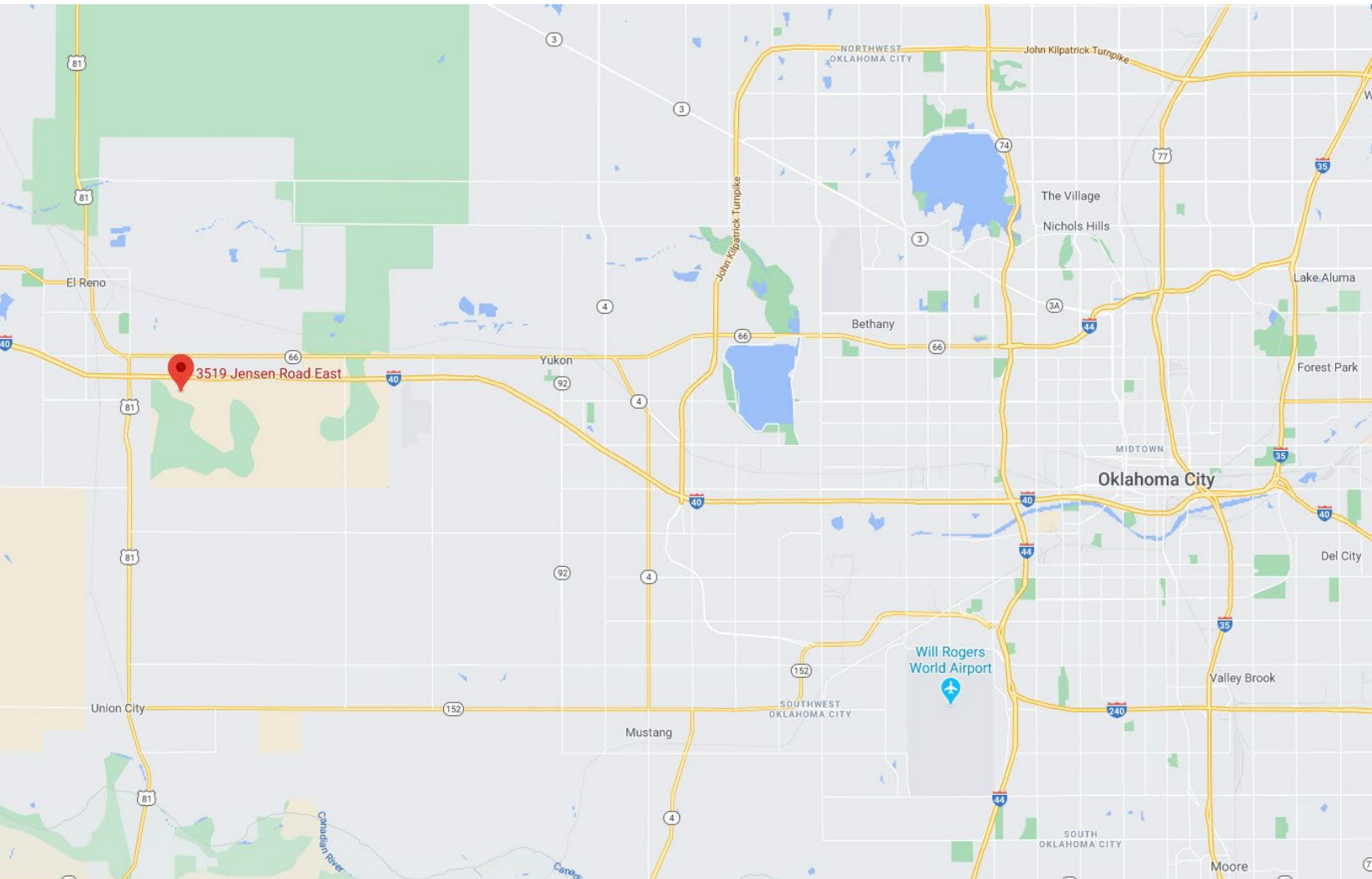
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## LOCATION HIGHLIGHTS

- Located in a Developing Industrial Area
- Excellent Access to I-40, West of Scales

Population	1 Mile: 398	3 Miles: 7,879	5 Miles: 18,601
Average Household Income	1 Mile: \$69,999	3 Miles: \$51,360	5 Miles: \$45,580
Total Households	1 Mile: 142	3 Miles: 2,940	5 Miles: 6,754

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