



**4312 S.E. 31st Street**  
Del City, Oklahoma 73115

### PROPERTY HIGHLIGHTS

- 24,000 SF Warehouse
- 1 Dock High Door
- (3) 12' x 10' Grade Level Doors
- 1 Levelator
- 23' Eve Height
- Fenced 1.86 Acres
- TPO Roof-New 2017
- 35 Ton HVAC
- 460 Volt/2,000 Amp/ 3 Phase Power

### LOCATION HIGHLIGHTS

- Frontage: 240' on S.E. 31st Street
- Easy Access to I-40 & Tinker Air Force Base



TOTAL SF	24,000 SF MOL
LAND IN ACRES	1.86 MOL
ZONING	Industrial
BUILT	1986

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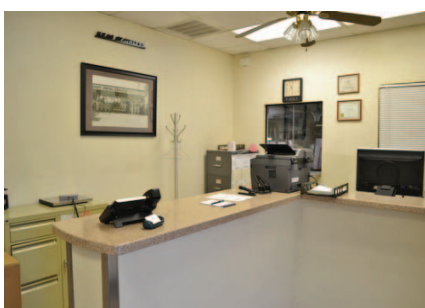
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Del City, OK 73115



**DEMOGRAPHICS**

Population		
1 Mile: 13,187	3 Mile: 64,889	5 Mile: 148,759
Average Household Income		
1 Mile: \$44,020	3 Mile: \$42,877	5 Mile: \$40,580
Total Households		
1 Mile: 5,326	3 Mile: 25,052	5 Mile: 58,132

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