



8405 Mantle Avenue

Oklahoma City, Oklahoma 73132

PROPERTY HIGHLIGHTS

- 20/80 Office to Warehouse Ratio
- Break Room
- 2 Drive In Doors
- Fenced Yard
- Heated Warehouse
- 4 Offices
- ADA Restrooms
- Bonus Storage Warehouse
- Heavy Power
- Full Climate Control Available in Warehouse
- Paint Booth



TOTAL SF	3,200 SF
TOTAL ACRES	0.30 Acres
YEAR BUILT / RENOVATED	1996/2008
ZONED	I-2

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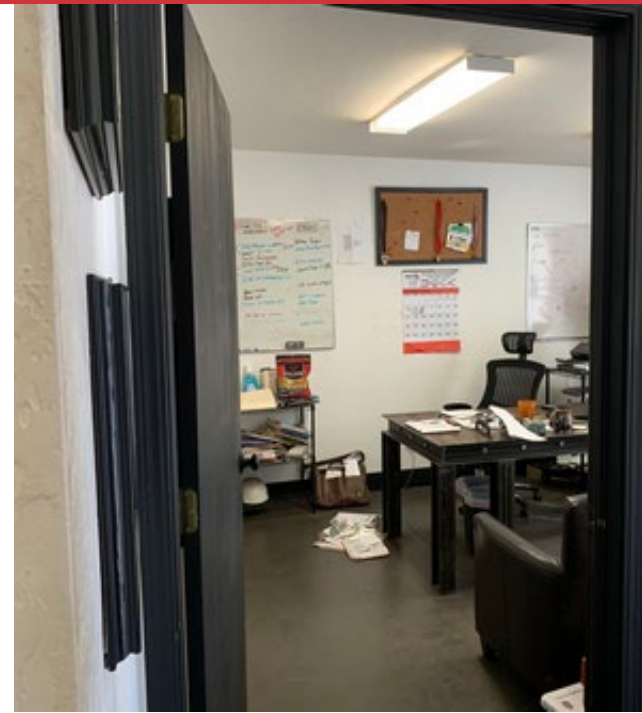
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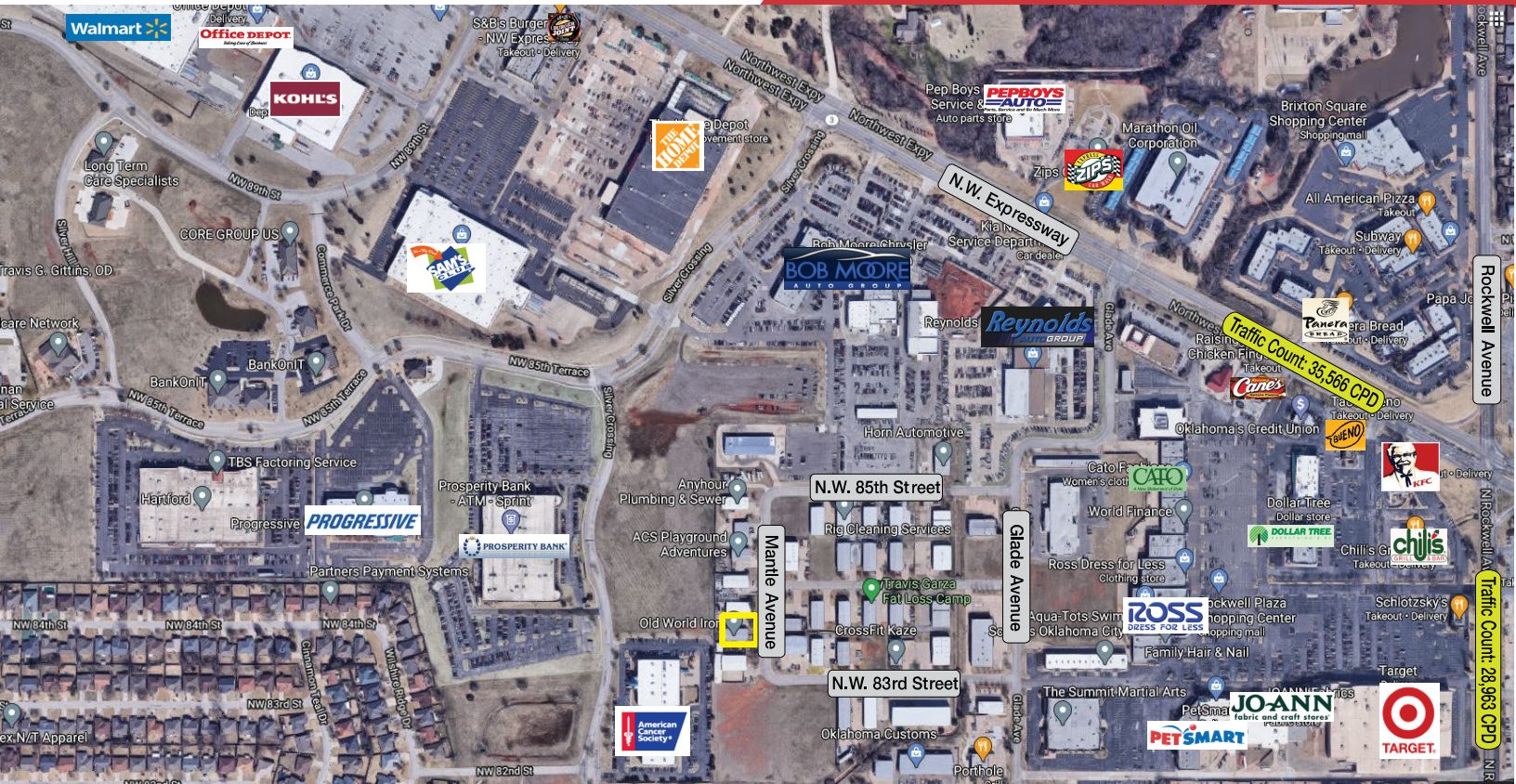
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LOCATION HIGHLIGHTS

- Clean Industrial Park
- 20 Minutes to Will Rogers World Airport
- 20 Minutes to Downtown Oklahoma City
- Located off Northwest Expressway

Population	1 Mile: 9,863	3 Miles: 69,501	5 Miles: 164,987
Average Household Income	1 Mile: \$62,869	3 Miles: \$80,478	5 Miles: \$79,010
Total Households	1 Mile: 4,101	3 Miles: 28,038	5 Miles: 69,793

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