



## Details

<b>Lease Rate:</b>	\$8 SF/yr (NNN)
<b>Available SF:</b>	14,880 SF
<b>Lot Size:</b>	3.8 AC
<b>Submarket:</b>	S Oklahoma City

## Highlights

- Warehouse: ±12,000 SF Office: ±3,000 SF with multiple offices & open sales area
- 4 ADA-compliant restrooms/Shower
- Overhead doors for drive-through access
- Rear lot with salvage inventory included
- Previous use: Automotive sales, repair & paint

## Overview

Well-established automotive facility available for lease on S Shields Blvd in Oklahoma City. Prominently located adjacent to Webster Middle School - half a mile from I-240 and less than 2 miles from I-35, the property offers strong visibility and convenient highway access for customers, deliveries, and fleet operations. The facility features a 12,000 SF warehouse and 3,000 SF of finished office space, ideally suited for automotive, industrial, or service-oriented users.

The warehouse includes large overhead doors accommodating vehicle and equipment entry and exit, making the space fully functional for automotive repair, paint and body, fleet service, or general industrial operations.

The 3,000 SF office buildout includes multiple private offices, an open sales floor area, and ADA-compliant restrooms and showers — move-in ready for a dealership, service center front office, or any user needing a professional customer-facing space alongside warehouse operations. A rear yard with salvage vehicle inventory conveys with the lease, offering immediate value for automotive recyclers, parts resellers, or buy-here-pay-here operators.

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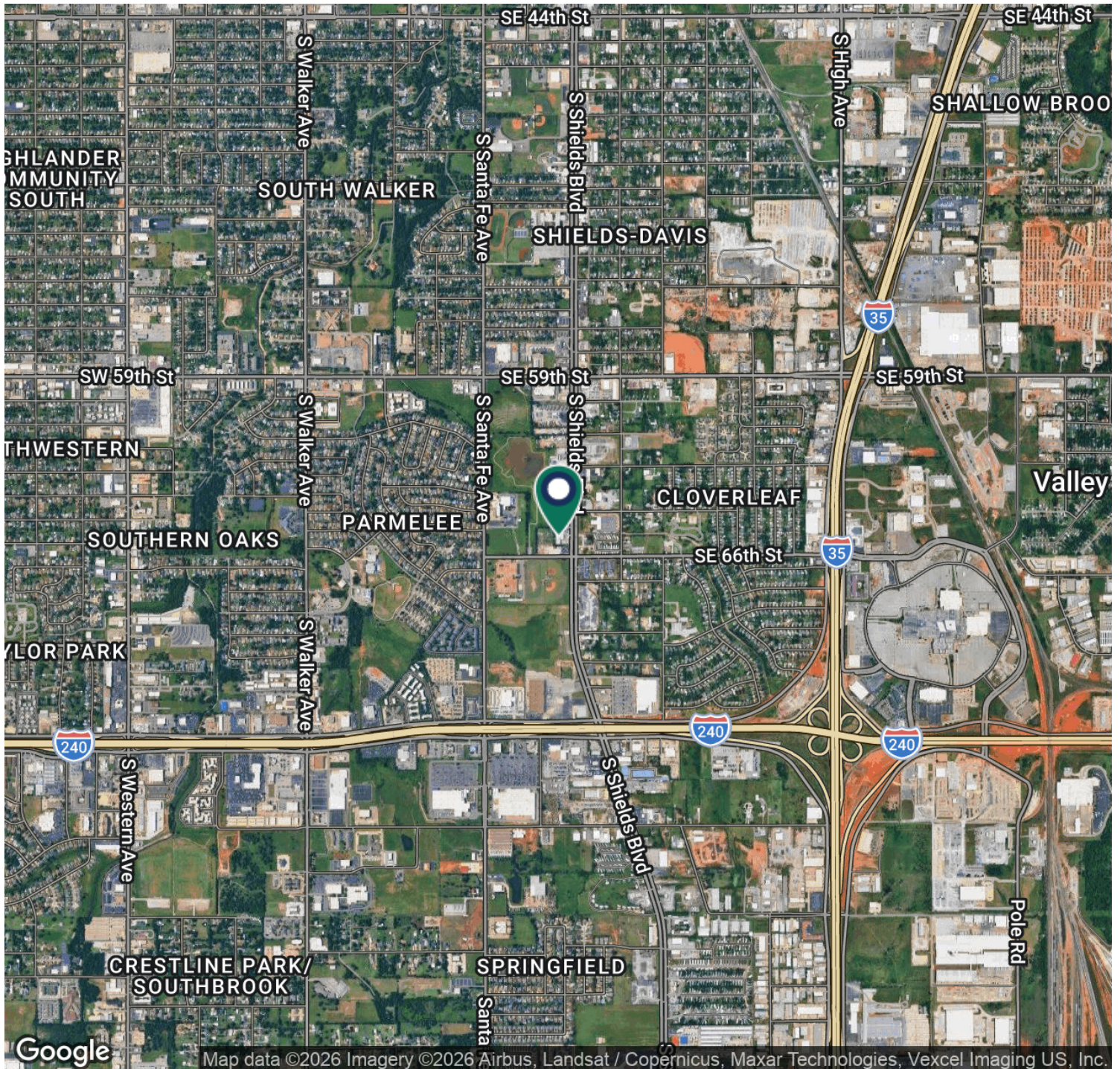
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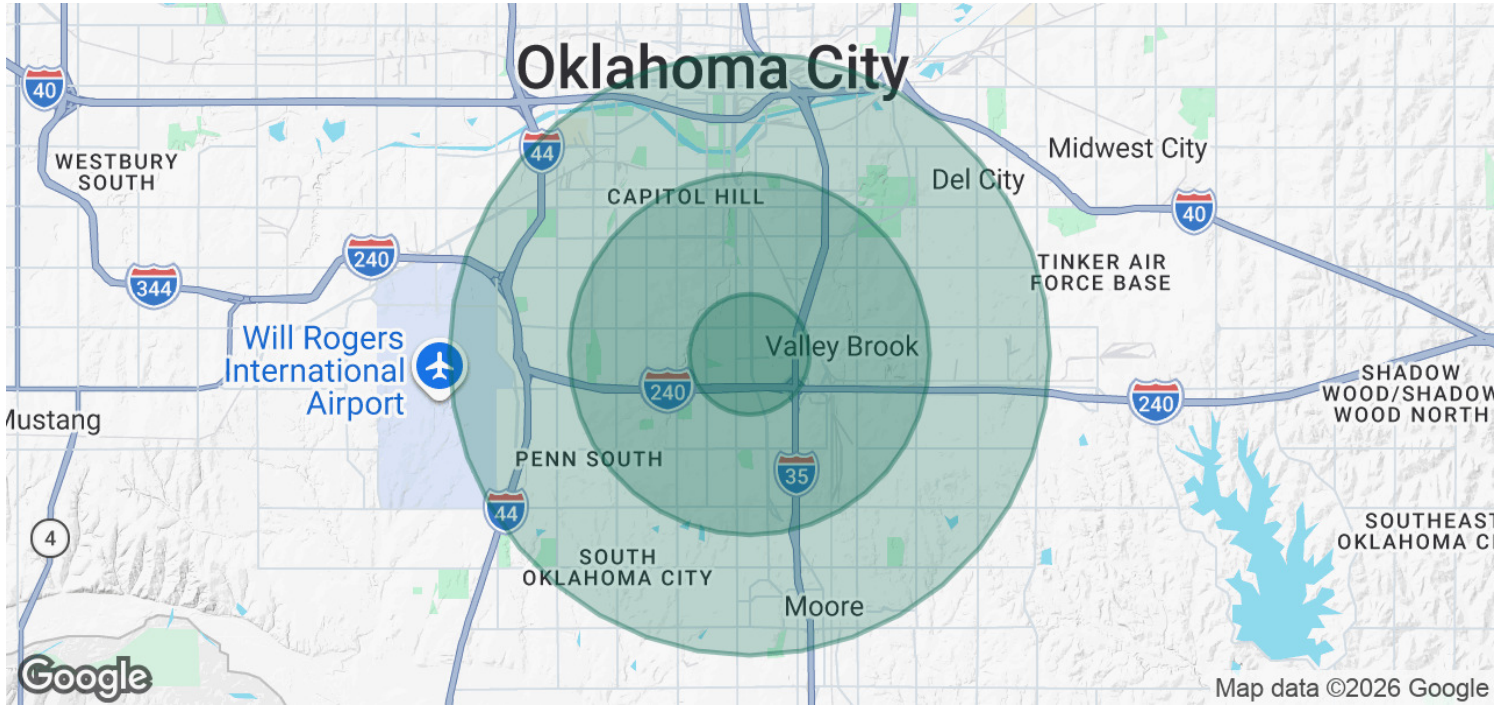
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>Total Population</b>	10,017	90,047	232,506
<b>Average Age</b>	28.1	32.1	34.2
<b>Average Age (Male)</b>	24.9	30.9	33.0
<b>Average Age (Female)</b>	32.0	32.5	35.1
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>Total Households</b>	3,508	32,972	88,551
<b># of Persons per HH</b>	2.9	2.7	2.6
<b>Average HH Income</b>	\$52,894	\$58,990	\$70,277
<b>Average House Value</b>	\$124,254	\$127,560	\$157,912

2023 American Community Survey (ACS)

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