

WAREHOUSE &amp; ENCLOSED YARD

1720 NW 1ST STREET, OKC, OK 73106



### PROPERTY DESCRIPTION

Artform Production building is a 4,000 SF warehouse used for light manufacturing, and vinyl production. The building sits on a 7,000 SF lot, has two 12' high roll up doors so vehicles can pull all the way through the building. Half of the building currently has a drop ceiling and is closed off for vinyl production, printing, and cutting. This unique industrial space north of the ironworks district offers tenants the opportunity for storage or manufacturing on one side and clean room manufacturing on the other.

### PROPERTY HIGHLIGHTS

- Warehouse, and Clean manufacturing space or Office
- Yard with overhead covers
- Phase 3 electric

### OFFERING SUMMARY

|                |            |
|----------------|------------|
| Sale Price:    | \$495,000  |
| Lot Size:      | 0.16 Acres |
| Building Size: | 4,000 SF   |
| Year Built:    | 1979       |
| Zoning:        | I-2        |

### AARON DIEHL

adiehl@pricedwards.com

O: 405.651.3308

# PRICE EDWARDS AND CO.

FOR SALE  
\$495,000

ARTFORM PRODUCTION BUILDING

1720 NW 1ST STREET, OKC, OK 73106



**AARON DIEHL**

adiehl@priceedwards.com

O: 405.651.3308

The information contained herein is from sources deemed reliable. No representation is made to the accuracy herein. Photos herein are the property of their respective owners, and use of them without express written consent of the owner is prohibited.



## ARTFORM PRODUCTION BUILDING

1720 NW 1ST STREET, OKC, OK 73106



| POPULATION           | 1 MILE   | 3 MILES   | 5 MILES   |
|----------------------|----------|-----------|-----------|
| Total Population     | 6,915    | 89,918    | 235,430   |
| Average Age          | 35.1     | 31.6      | 32.9      |
| Average Age (Male)   | 34.7     | 31.7      | 32.5      |
| Average Age (Female) | 33.9     | 31.5      | 33.5      |
| HOUSEHOLDS & INCOME  | 1 MILE   | 3 MILES   | 5 MILES   |
| Total Households     | 2,035    | 34,084    | 93,293    |
| # of Persons per HH  | 3.4      | 2.6       | 2.5       |
| Average HH Income    | \$31,261 | \$43,094  | \$43,833  |
| Average House Value  | \$51,962 | \$134,740 | \$129,783 |

\* Demographic data derived from 2020 ACS - US Census

05302023

### AARON DIEHL

adiehl@priceedwards.com

O: 405.651.3308