

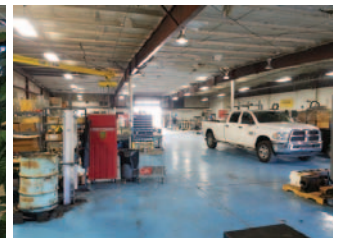
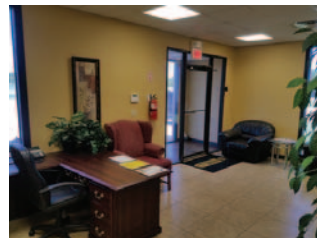


42405 Westech Road

Shawnee, Oklahoma 74804

PROPERTY HIGHLIGHTS

- Recently Renovated Office
- Relatively New Roof, Warehouse Lighting & Heaters
- 40' Pump Testing Tower with Wells of 120' & 80' Depths
- 1 Crane (2 Ton/4,000 lb Capacity)
- 1 Acre Paved & Graveled Yard
- (1) Dock High Door 10' x 10'
- (2) Grade Level Doors 12' x 12' & 10' x 12'
- 12' Clear Ceiling Height
- 1600 Amp/460 Volt Power (Upgrade Ready)
- Materials for 5,000 SF Warehouse Expansion on Site
- Up to 12.1 Additional Acres at \$1.35/SF Available



TOTAL SF	13,200 SF MOL
LAND IN ACRES	10 ACRES MOL
ZONING	I-2
GENERAL USE	Industrial

www.naisullivangroup.com

Brad Baker

Cell: 1 405 412 4432

brad@naisullivangroup.com

4045 N.W. 64th Street, Suite 340

Oklahoma City, Oklahoma 73116

Office: 1 405 840 0600

Fax: 1 405 840 0610

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

42405 Westech Road
Shawnee, OK 74804

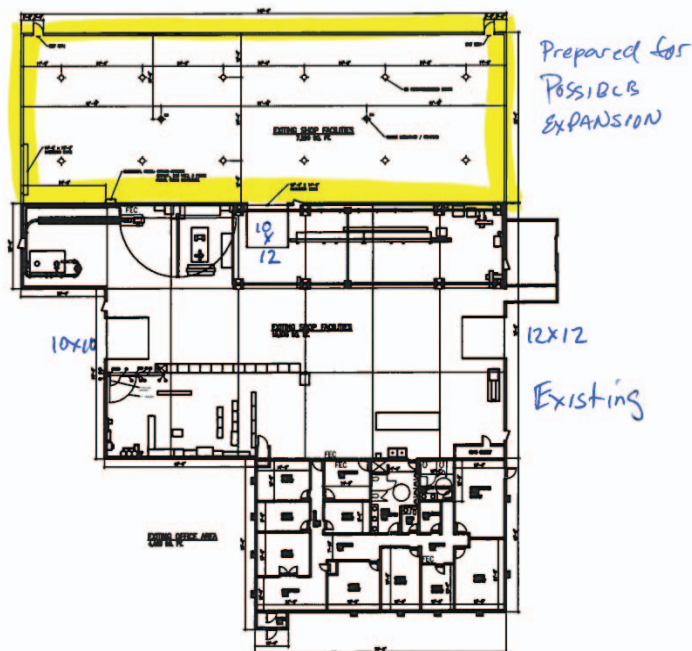


LOCATION HIGHLIGHTS

- 30 Minutes East of Oklahoma City
- Immediate Access to I-40
- Across from Black Hawk Casino

DEMOGRAPHICS

Population		
1 Mile: 986	3 Mile: 13,367	5 Mile: 35,109
Average Household Income		
1 Mile: \$69,056	3 Mile: \$50,095	5 Mile: \$38,886
Total Households		
1 Mile: 358	3 Mile: 5,319	5 Mile: 13,539



Brad Baker

Cell: 1 405 412 4432

brad@naisullivangroup.com

NAISullivan Group

www.naisullivangroup.com

4045 N.W. 64th Street, Suite 340
Oklahoma City, Oklahoma 73116
Office: 1 405 840 0600
Fax: 1 405 840 0610