

INDUSTRIAL SPACE FOR SALE

METRO PUBLIC LIBRARY STORAGE FACILITY

1364 NE 3rd street, Oklahoma City, OK
73117

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DEMOGRAPHICS	14	property, compliance or lack of compliance with applicable governmental requirements,
ADVISOR BIOS	16	developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Creek Commercial Realty, LLC in compliance with all applicable fair housing and equal opportunity laws.

PRESENTED BY

Chris Castro, Associate

Johnny Stradal, Associate



SECTION 1

PROPERTY INFORMATION

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	Subject To Offer
Building Size:	14,933 SF
Available SF:	
Lot Size:	1.002 Acres
Price / SF:	-
Year Built:	1986
Zoning:	I-2
Market:	Oklahoma City Metro
Submarket:	East Oklahoma City

PROPERTY OVERVIEW

This industrial property at 1364 NE 3rd Street in Oklahoma City presents a functional footprint tailored for manufacturing, distribution, or value-added assembly operations. The well-maintained facility offers clear-span interiors, generous truck access, and multiple drive-in bays to support efficient material handling and logistics. High ceilings and durable flooring enhance operational flexibility while allowing for customized racking or production layouts. Ample parking and loading areas accommodate employees and freight vehicles with ease. The property's straightforward floor plate streamlines workflow and optimizes space utilization for tenants seeking a reliable, purpose-built industrial asset.

PROPERTY HIGHLIGHTS

- Industrial asset located on NE 3rd Street in Oklahoma City
- Clear-span interior supports manufacturing or distribution setups
- Multiple drive-in doors facilitate swift loading and unloading
- High ceiling heights enhance vertical storage capabilities
- Durable flooring designed for heavy equipment deployment
- Generous trailer courts allow staging and maneuverability
- Well-maintained systems reduce tenant transition time

PROPERTY DESCRIPTION



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LOCATION DESCRIPTION

Discover the potential of the Oklahoma City Metro market, where industrial and manufacturing investors thrive. The area around the property at 1364 NE 3rd street, Oklahoma City, OK, 73117 is strategically located with access to major transportation routes, making it an ideal hub for logistics and distribution. Nearby, the Will Rogers World Airport serves as a key transportation link for businesses. Additionally, the nearby Bricktown entertainment district offers a vibrant mix of restaurants, shops, and entertainment options, making it an attractive location for employees and clients alike. With a growing economy and a supportive business environment, the area presents a compelling opportunity for industrial and manufacturing investment.

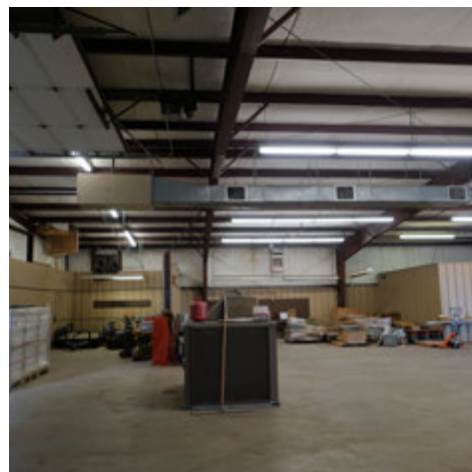
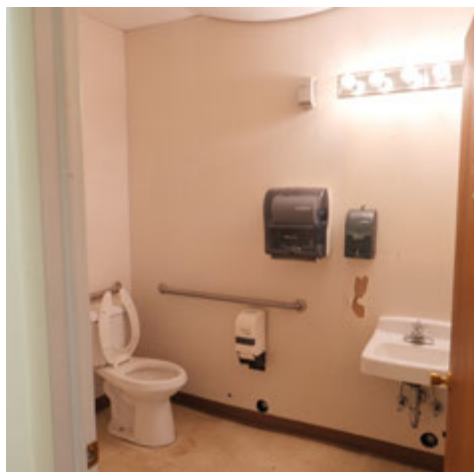
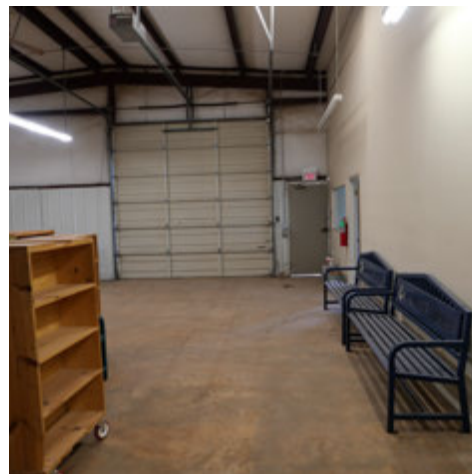
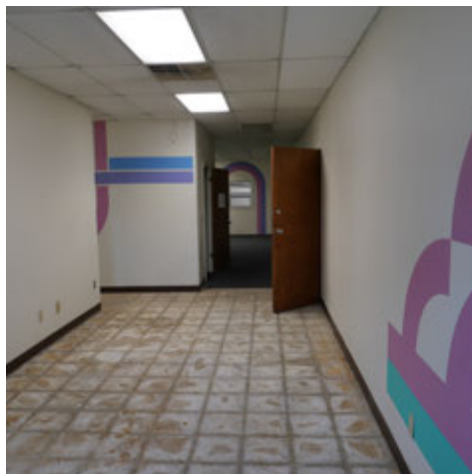
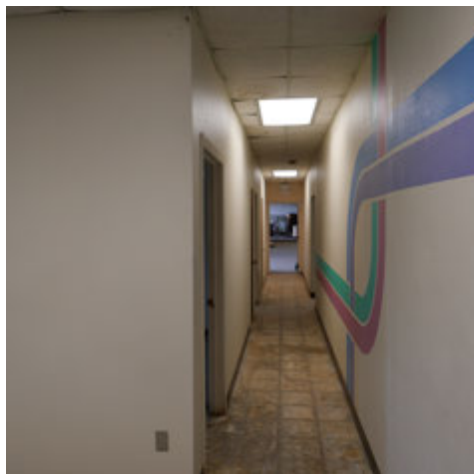
COMPLETE HIGHLIGHTS



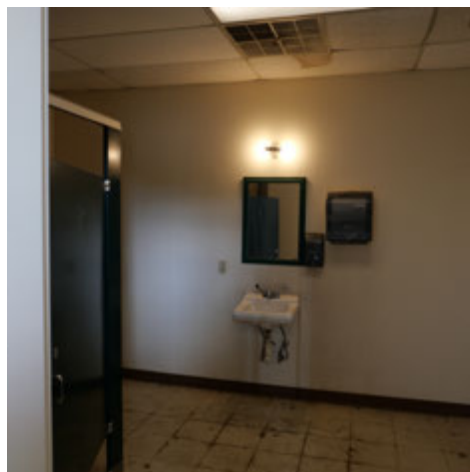
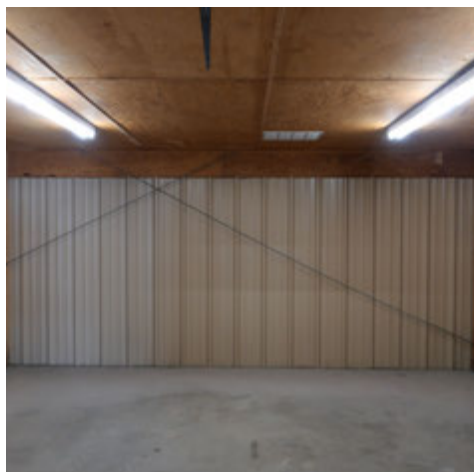
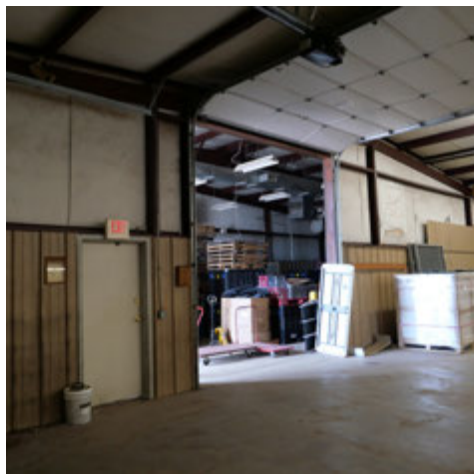
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- Durable flooring designed for heavy equipment deployment
- Generous trailer courts allow staging and maneuverability
- Well-maintained systems reduce tenant transition time
- Flexible floor plan adaptable to diverse operational needs
- Ample surface parking accommodates employees and visitors
- Efficient building layout simplifies workflow and logistics
- Reliable infrastructure supports intensive industrial usage
- Ideal for investors seeking established industrial exposure

ADDITIONAL PHOTOS



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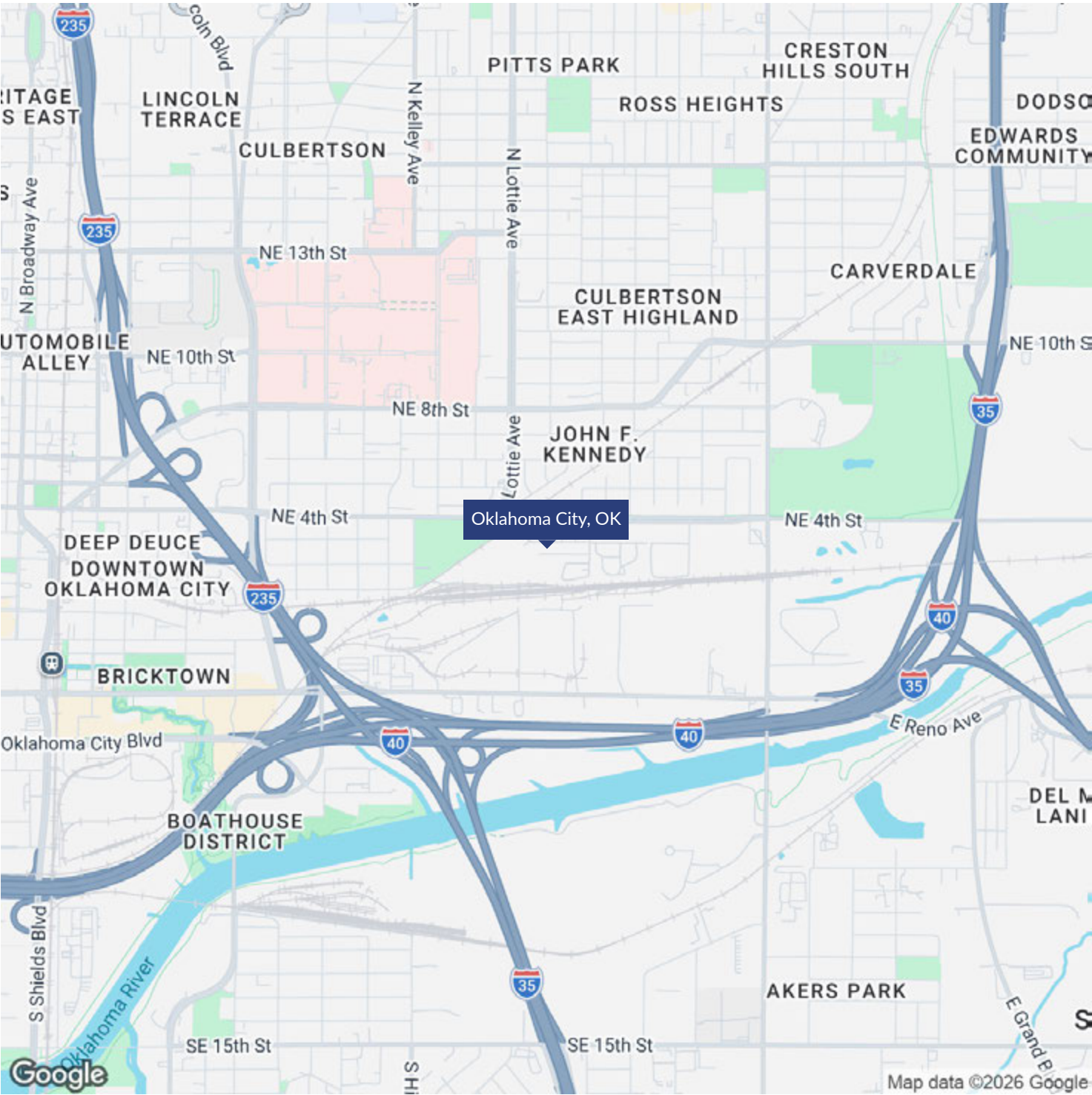


SECTION 2

LOCATION INFORMATION

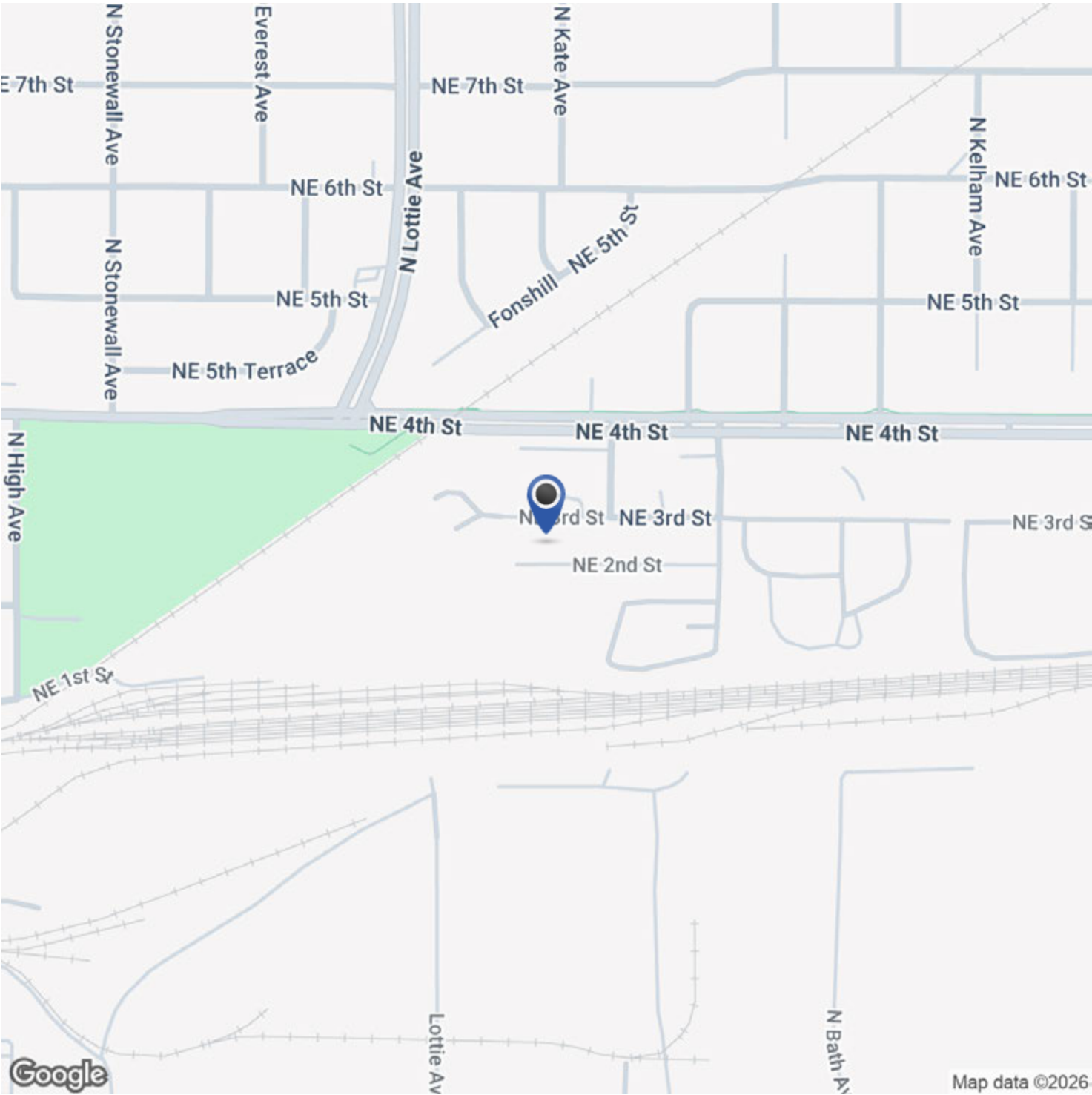


REGIONAL MAP



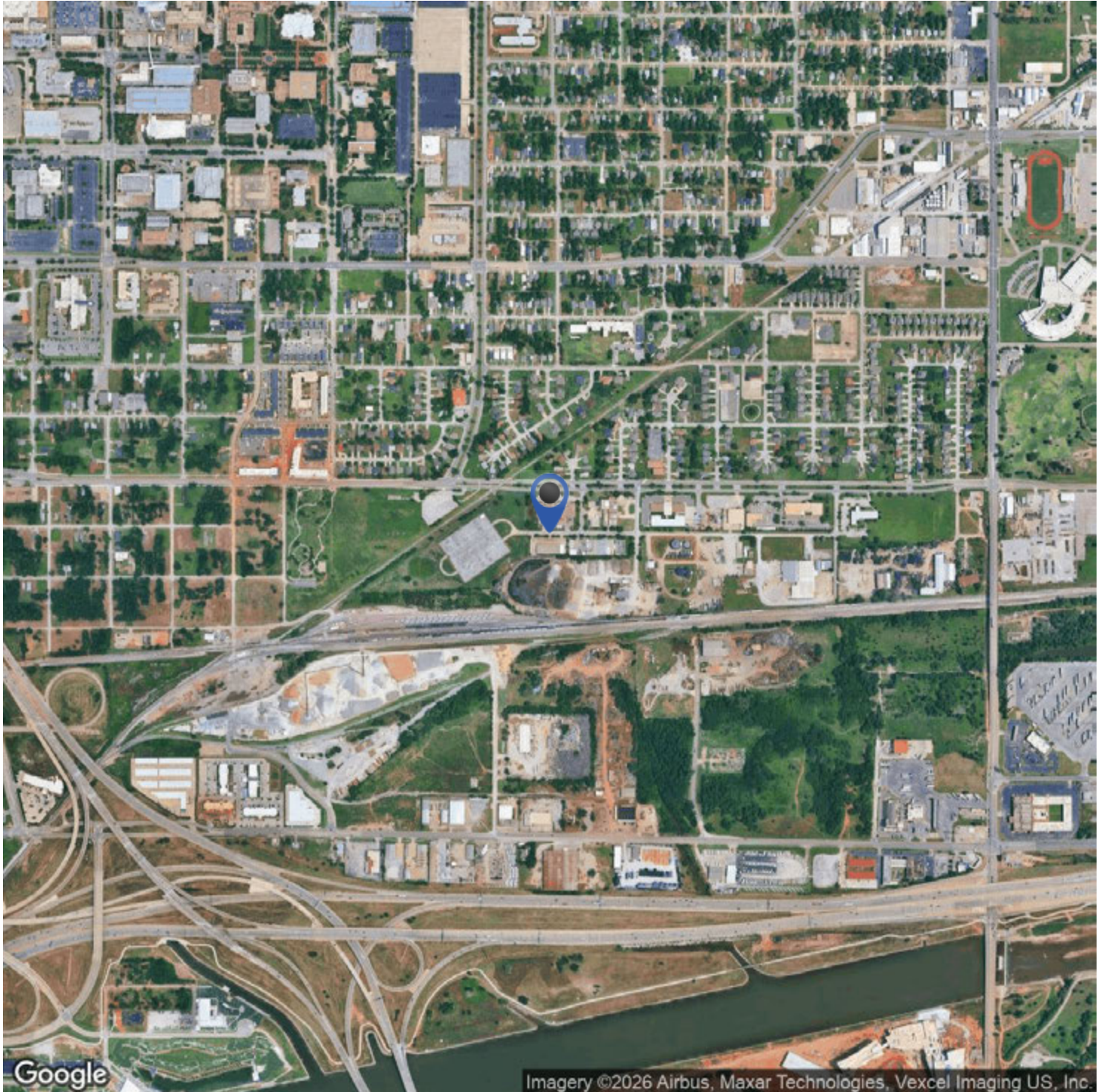


LOCATION MAP





AERIAL MAP

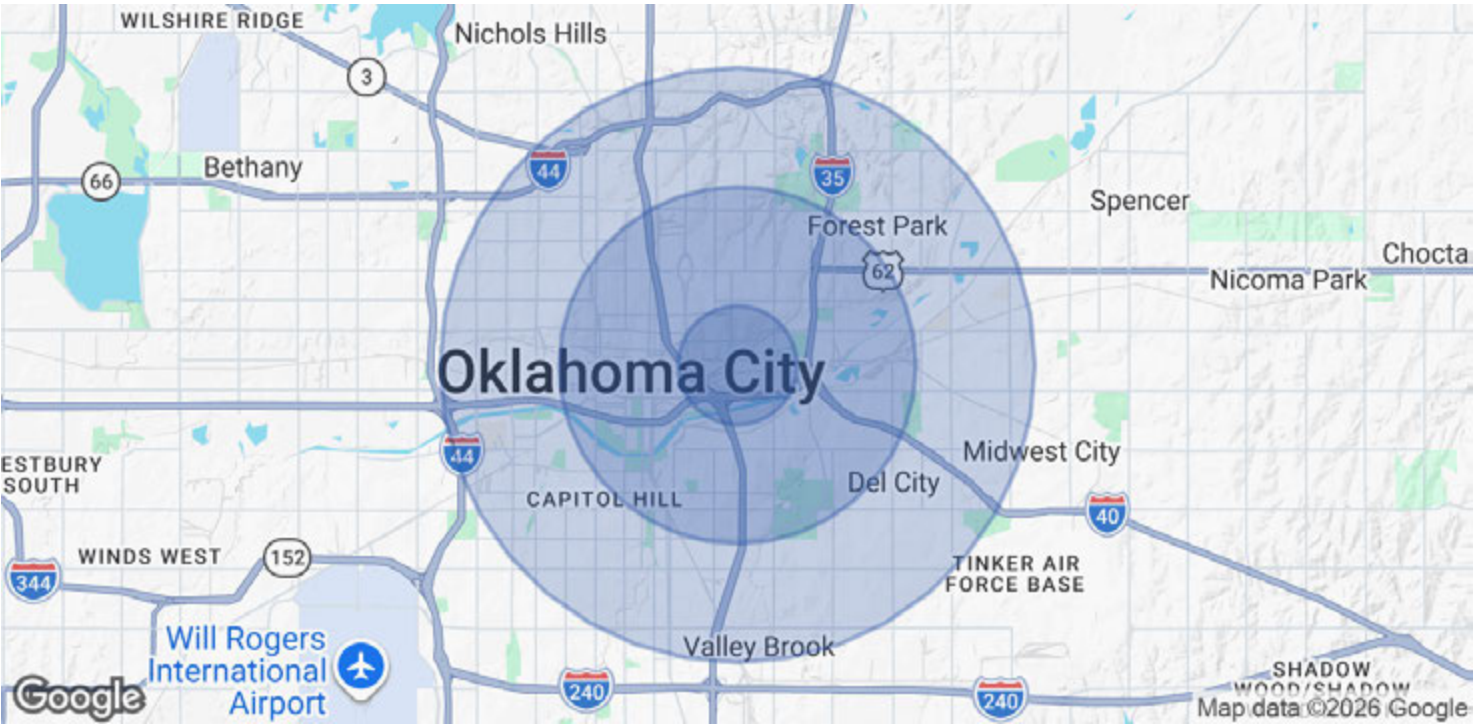


SECTION 3

DEMOGRAPHICS



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,173	55,141	187,472
Average Age	35.9	34.4	34.0
Average Age (Male)	36.7	34.0	33.7
Average Age (Female)	35.8	34.2	34.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,316	23,981	77,089
# of Persons per HH	1.8	2.3	2.4
Average HH Income	\$85,050	\$71,269	\$70,363
Average House Value	\$144,837	\$207,948	\$166,754

2023 American Community Survey (ACS)



SECTION 4

ADVISOR BIOS

ADVISOR BIO 1



CHRIS CASTRO

Associate

chris@creekcre.com

Direct: 405.317.0627

PROFESSIONAL BACKGROUND

Chris Castro joined Creek CRE in April 2026 as an Associate, bringing a dynamic blend of creative perspective and hands-on real estate experience. Prior to joining Creek CRE, he served as an Office Specialist at Pivot Real Estate Brokerage, where he built a strong foundation in transaction coordination, client relations, and the day-to-day operations of a brokerage.

Chris earned a degree in Visual Communication from the University of Oklahoma, developing a sharp eye for branding, marketing, and visual storytelling. He leverages these skills to position properties strategically and communicate value clearly and effectively to clients.

Fluent in Spanish, Chris connects with a diverse client base and delivers a more inclusive, accessible experience throughout every stage of the transaction.

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ADVISOR BIO 2



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