

## Industrial Building with Office For Sale or Lease

3901 Valley Park Drive  
El Reno, Oklahoma

# PRICE REDUCED!



Great Value on Industrial Manufacturing or  
Petroleum/Energy Related Business Operation

### Utility Averages:

OG&E: N/A

City of El Reno: N/A

ONG: N/A

2008 Taxes:

\$3,582.29

### Sales Price:

\$900,000

### Lease Price:

\$6,000/Month NNN  
(\$3.55/SF)

### Property Information

Property Type: Industrial  
Property ID: 16268664/16421177  
Sell/Lease/Both: Bpth  
Land In Acres: 4.35 MOL  
Zoning: Industrial Park (I-2)  
Total SF: 20,264 MOL  
General Use: Industrial  
Frontage: 380' on Valley Park Drive  
Dimensions: 500' x 380'  
Visibility: Good Visibility

### Property Highlights

- Industrial Building with Office For Sale or Lease
- Hard Corner Location on 4.35 Acres MOL
- New Fenced, Concrete Parking Lot in 2006
- 4,168 SF MOL Office
- 6,000 SF MOL Maintenance Shop
- 3,600 SF MOL Sand Blasting Pad
- 3,000 SF MOL Paint Booth with High Profile Doors
- 14'-16'-20' Ceiling Heights
- 5 Grade Level Doors
- 480 Volt/3 Phase Electrical
- Easy Access to I-40 & Highway 81
- Good Location for Light Manufacturing & Energy Related Business
- Located in the Southeast Area of El Reno within a Platted Industrial Park
- Approximately 2.75 Miles Southeast of the Downtown El Reno Business District

### Demographics At A Glance

#### Population:

■ 1 Mile: 283     ■ 3 Mile: 12,311     ■ 5 Mile: 16,141

#### Average Household Income:

■ 1 Mile: \$64,434     ■ 3 Mile: \$48,964     ■ 5 Mile: \$49,882

#### Total Households:

■ 1 Mile: 121     ■ 3 Mile: 5,056     ■ 5 Mile: 5,939

### contact information

#### Irmon Gray

office: 405 840 0600

fax: 405 840 0610

email: [irmon@naisullivangroup.com](mailto:irmon@naisullivangroup.com)

[www.naisullivangroup.com](http://www.naisullivangroup.com)

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### Typical Bank Financing

Sales Price:	\$900,000.00
Down Payment (20%):	\$180,000.00
Loan Amount:	\$720,000.00
Monthly Payment-20 Years @ 6.5%:	\$5,371.20 Approximately