



**JR FULTON
& ASSOCIATES, LLC**

COMMERCIAL, INDUSTRIAL AND INVESTMENT REAL ESTATE

**OFFERED EXCLUSIVELY
BY: J. R. "Bud" FULTON**



TYPE PROPERTY: VACANT INDUSTRIAL AND RETAIL LAND

**LOCATION: 32nd and I-35
Oklahoma City, OK 73111**

**GENERAL INFO: 8 Acres - Ideal site for Industrial or Commercial use.
Near I-44 and I-40, makes it a great location for a distribution center.
Gas & Electric Utilities are available. Water, sewer are west of site.
Close to downtown OKC. Near the Adventure District, OKC Zoo,
Cowboy Hall of Fame, Lincoln Park and Twin Hills Golf Course.
Oklahoma Military Department and the 45th Division Military Museum.**

**ZONING: Currently Zoned R-1 – Can be rezoned to I-2 or C-3, Industrial,
Commercial or Retail uses.**

FOR SALE: \$1,917,000.00 / \$5.50 p/sf **WILL BUILD TO SUIT**

**FOR ADDITIONAL INFORMATION CONTACT: J. R. "Bud" FULTON, CCIM - SIOR
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The information contained herein has either been provided by the property owner or obtained from sources deemed reliable but not guaranteed. Prospective Buyers/Tenants should carefully verify items of income and expense and all other information contained herein. All reference to square footage provided by County Assessor/Owner.