

FOR LEASE

6401-6501 S I-35 Service Rd.
Oklahoma City, OK 73149



Johnson
Commercial Group

JohnsonCommercialGroup.com



Offering Summary

Building Size: 99,321 SF +/-

Lease Rate: \$5.50

NNN Rate: \$0.65 SF

Min Divisible: 7,200 SF +/-

Lot Size: 4.63 Acres

Zoning: I-2

Year Built: 1968/1969

Available SF: 99,321 SF +/-

Property Overview

Three industrial buildings are available for lease on the South I-35 Service Road, located north of I-240 and SE 66th Street, boasting impressive traffic counts: 113,906 vehicles/day on I-35 and 103,902 on I-240. Building 6401-09 features a warehouse with 24 FT ceilings, 4 dock-high doors, 2 loading dock levelers, 100% LED lighting, and heaters throughout. Its office area includes a spacious layout with cubicles, private offices, and upgraded electrical amenities. Building 6415 offers a warehouse with a storage room and drive-in doors, alongside an office area with a front showroom and storage closet. Building 6501 offers a warehouse with 27 FT ceilings, 6 dock-high doors, skylights, floor drainage, heaters and LED lighting, complemented by an office area featuring open spaces, private offices, and a conference room. These properties present diverse options for businesses seeking industrial spaces in a prime location.

Chris Johnson
chris@jcgok.com
405.435.3572



BRICK & BEAM
REALTY

FOR LEASE

6401-6501 S I-35 Service Rd.
Oklahoma City, OK 73149



Johnson
Commercial Group
JohnsonCommercialGroup.com



Chris Johnson
chris@jcgok.com
405.435.3572



BRICK & BEAM
REALTY

FOR LEASE



Johnson

Commercial Group

JohnsonCommercialGroup.com

6401-6501 S I-35 Service Rd.
Oklahoma City, OK 73149



Chris Johnson
chris@jcgok.com
405.435.3572



BRICK & BEAM

REALTY

FOR LEASE



Johnson

Commercial Group

JohnsonCommercialGroup.com

6401-6501 S I-35 Service Rd.
Oklahoma City, OK 73149



Chris Johnson
chris@jcgok.com
405.435.3572



BRICK & BEAM
REALTY

FOR LEASE

6401-6501 S I-35 Service Rd.
Oklahoma City, OK 73149



Johnson
Commercial Group

JohnsonCommercialGroup.com



Chris Johnson
chris@jcgok.com
405.435.3572



BRICK & BEAM
REALTY

FOR LEASE

6401-6501 S I-35 Service Rd.
Oklahoma City, OK 73149



Johnson
Commercial Group

JohnsonCommercialGroup.com



Chris Johnson
chris@jcgok.com
405.435.3572



BRICK & BEAM
REALTY

FOR LEASE

6401-6501 S I-35 Service Rd.
Oklahoma City, OK 73149



Johnson
Commercial Group

JohnsonCommercialGroup.com



Chris Johnson
chris@jcgok.com
405.435.3572



BRICK & BEAM
REALTY

FOR LEASE

6401-6501 S I-35 Service Rd.
Oklahoma City, OK 73149



Johnson
Commercial Group

JohnsonCommercialGroup.com



Chris Johnson
chris@jcgok.com
405.435.3572



BRICK & BEAM
REALTY

FOR LEASE

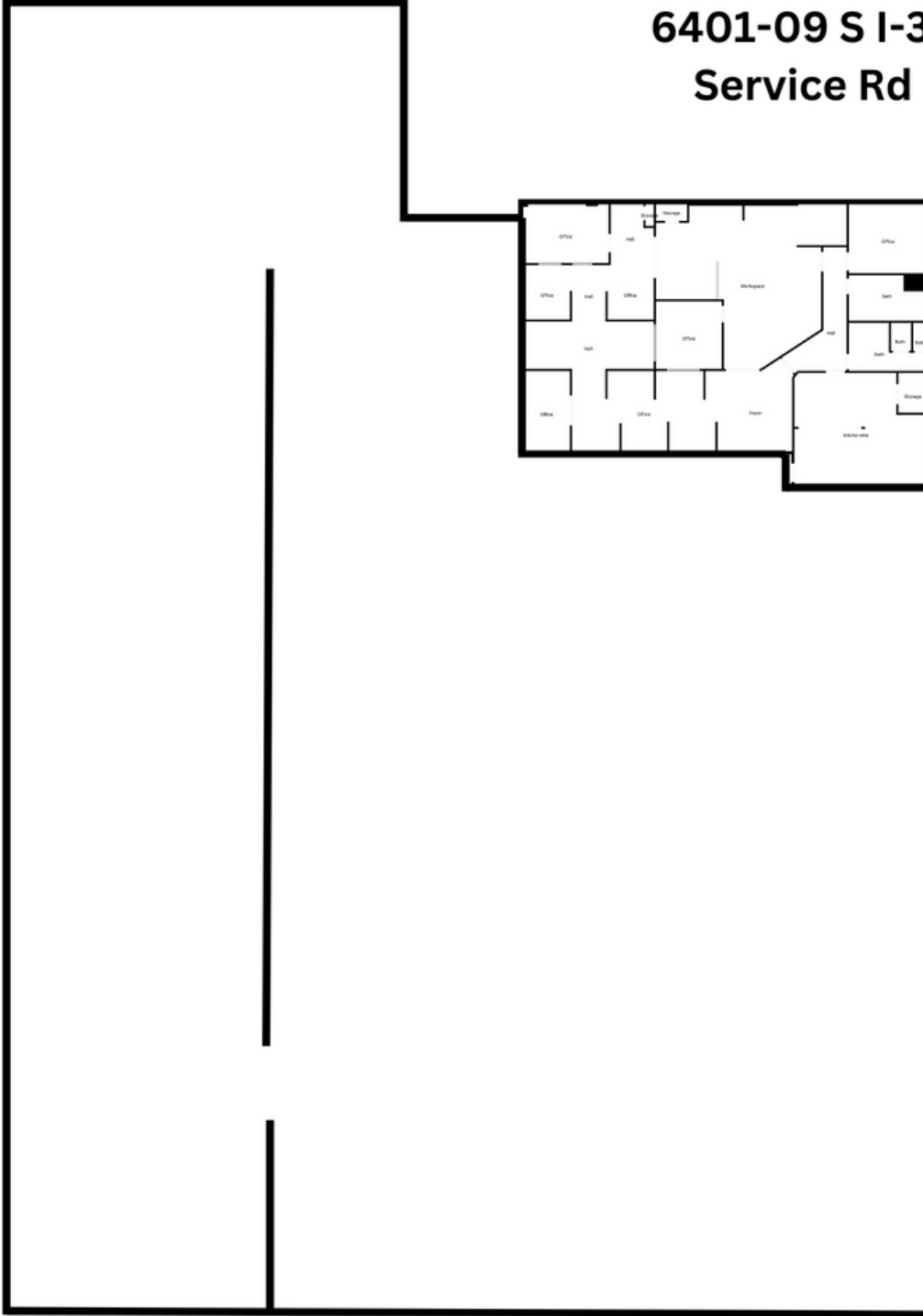


Johnson
Commercial Group

JohnsonCommercialGroup.com

6401-6501 S I-35 Service Rd.
Oklahoma City, OK 73149

6401-09 S I-35
Service Rd



Chris Johnson
chris@jcgok.com
405.435.3572



BRICK & BEAM
REALTY

FOR LEASE

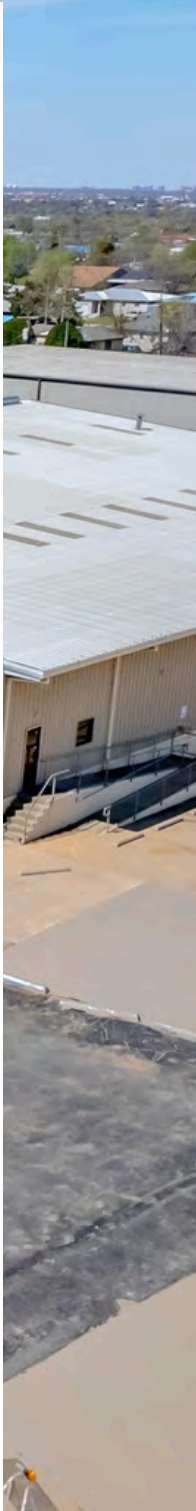
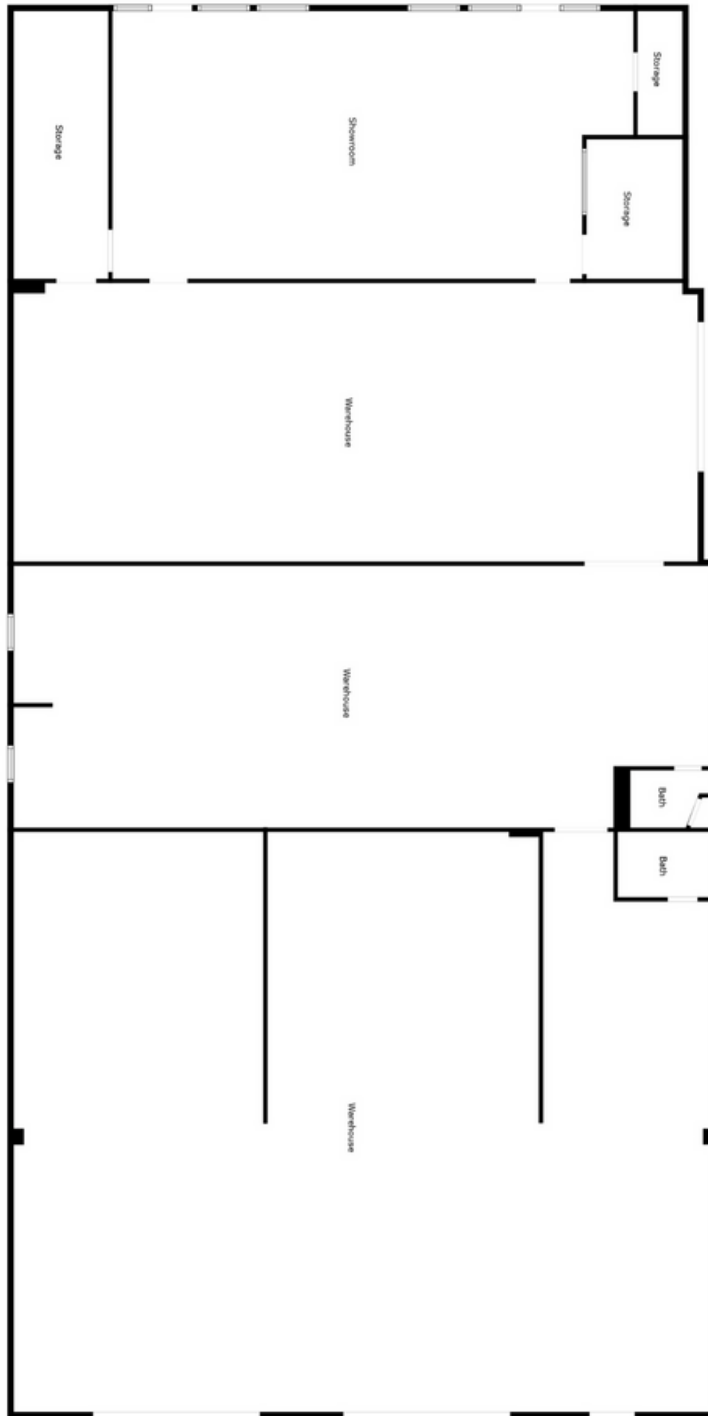


Johnson
Commercial Group

JohnsonCommercialGroup.com

6401-6501 S I-35 Service Rd.
Oklahoma City, OK 73149

6415 S I-35
Service Rd

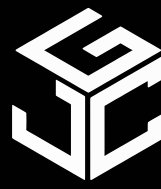


Chris Johnson
chris@jcgok.com
405.435.3572



BRICK & BEAM
REALTY

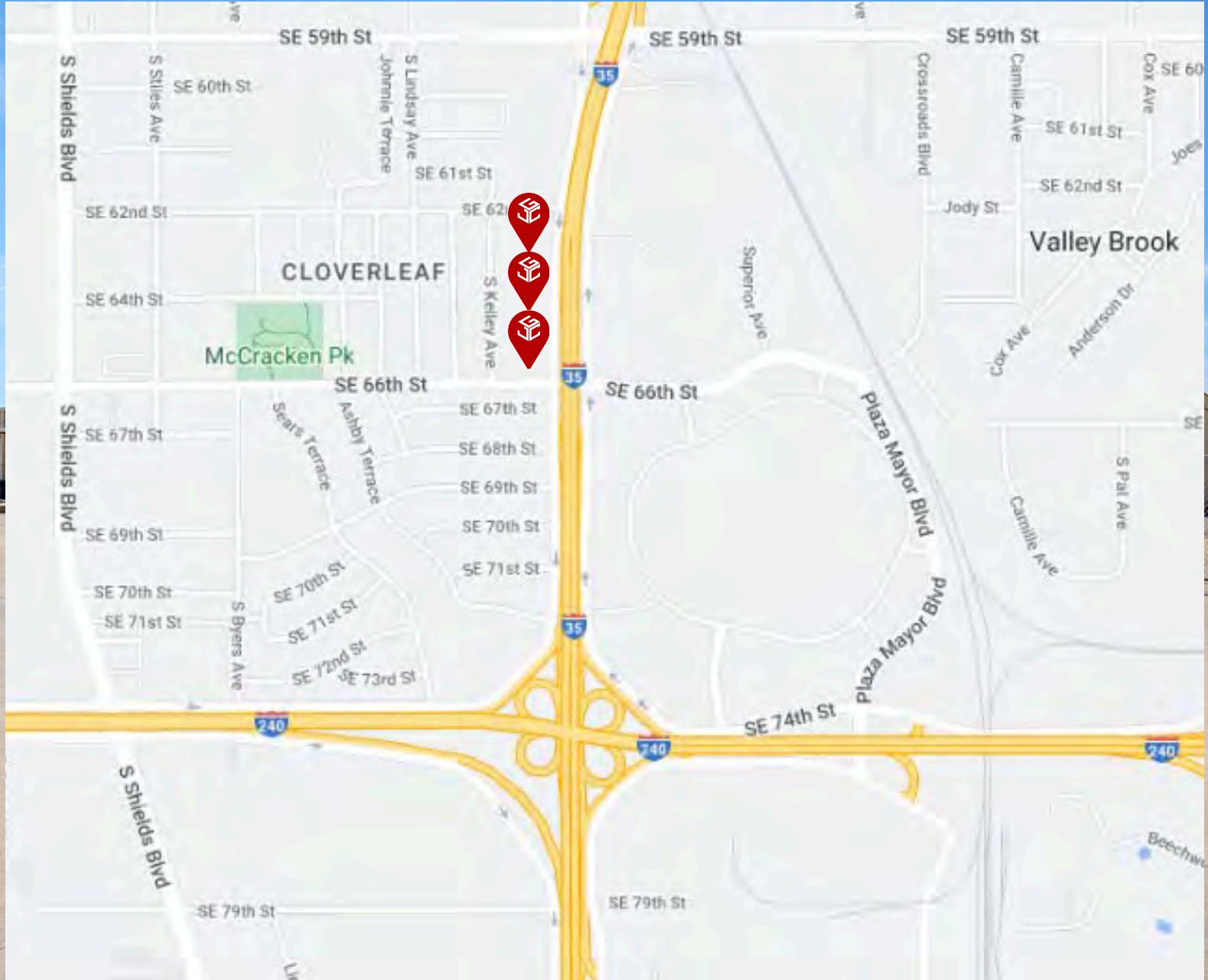
FOR LEASE



Johnson
Commercial Group

JohnsonCommercialGroup.com

6401-6501 S I-35 Service Rd.
Oklahoma City, OK 73149



Chris Johnson
chris@jcgok.com
405.435.3572



BRICK & BEAM
REALTY

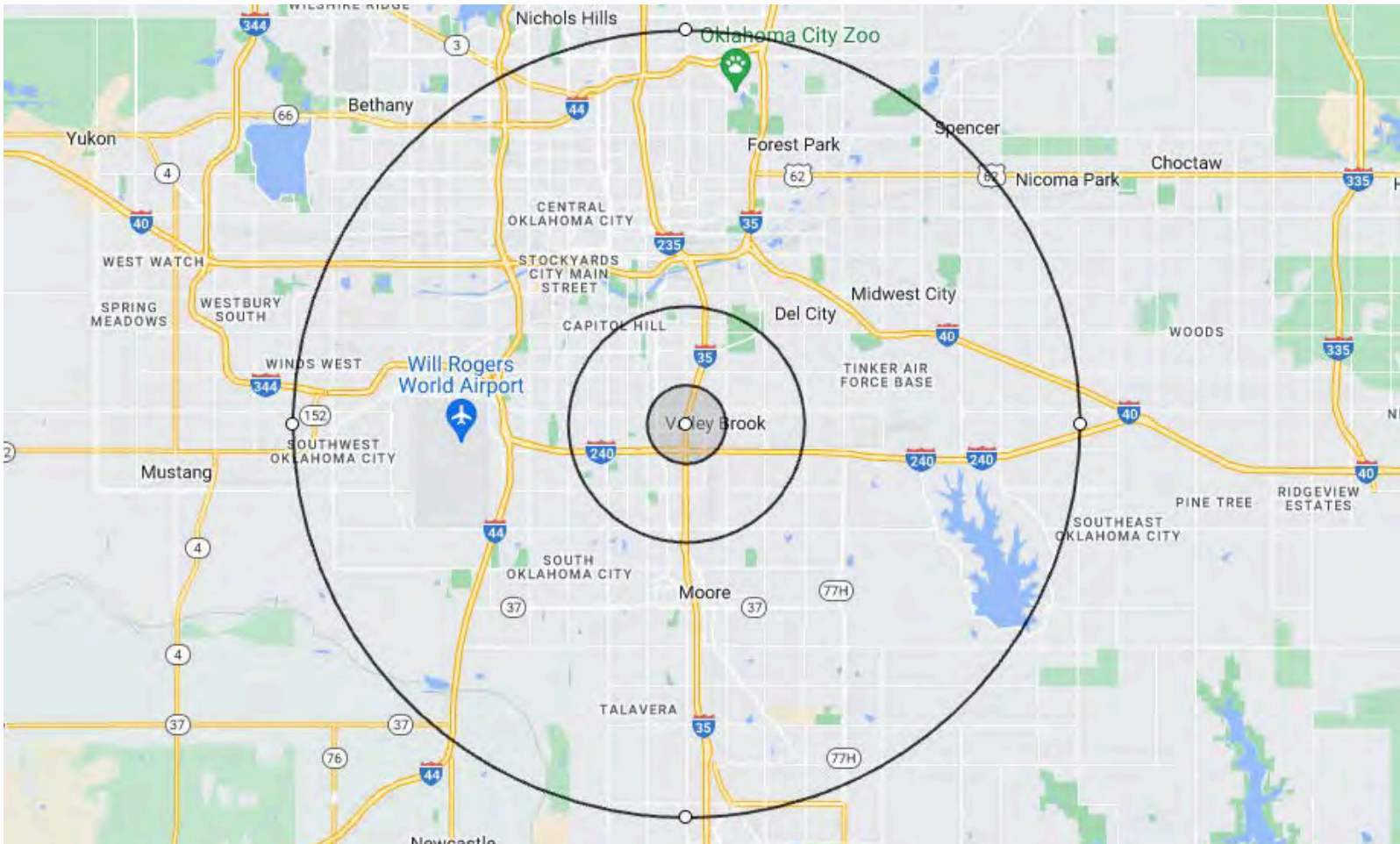
FOR SALE



Johnson Commercial Group

6401-6501 S I-35 Service Rd.
Oklahoma City, OK 73149

JohnsonCommercialGroup.com



Demographics

1 MILE

3 MILE

10 MILE

Population	4,975	78,026	531,715
Average Age	35	35	37
Employment	6,395	42,089	305,487
Households	1,825	29,717	209,323
Ave. Household Income	\$45,221	\$53,449	\$69,875
Median Household Value	\$36,475	\$42,560	\$53,722

Traffic Count

Average Daily Volume

120,555 Vehicles

Chris Johnson
chris@jegok.com
405.435.3572



BRICK & BEAM
REALTY

FOR LEASE



Johnson
Commercial Group

JohnsonCommercialGroup.com

6401-6501 S I-35 Service Rd.
Oklahoma City, OK 73149



Disclaimer

A real estate broker is not authorized to give legal or tax advice. No representation is made by Johnson Commercial Group, its agents or employees, as to the legal effect or tax consequences of the information contained herein or any transaction relating thereto. Although all information furnished regarding property sales or financing options are from sources deemed to be reliable, such information has not been verified and no express representation is made on, or is in any way implied as to the accuracy thereof and is subject to errors, omissions, change of price, or other conditions prior to sale or withdrawal without notice.

Chris Johnson
chris@jcgok.com
405.435.3572



BRICK & BEAM
REALTY