

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Lease Rate:	\$8.15 - \$8.65/sf (NNN)
Building Size:	4,784 SF
Available SF:	1,500 - 4,784 SF
Lot Size:	19,392 SF
Number of Units:	1
Year Built:	2003
Zoning:	I-3
Market:	OKLAHOMA City

### PROPERTY OVERVIEW

Prime Location Near Will Rogers World Airport

The property is situated just north of I-240 and S. MacArthur, offering easy access to the Oklahoma City Metro area. Featuring a spacious warehouse with tall ceilings and office amenities, it is ideal for a variety of tenants seeking versatile space. The owner is open to subdividing the property to offer spaces of 1,500 SF (\$8.65/sf) or 4,784 SF (\$8.15/sf).

### PROPERTY HIGHLIGHTS

- 1 - 14' x 12' overhead door
- Looking for 3-5 year leases
- 1 bathroom, 2 offices, large heated warehouse (see floor plan)
- 16" clear height
- 3 phase power
- Outdoor fenced storage/yard capability
- I-3 (Heavy Industrial) Zoning

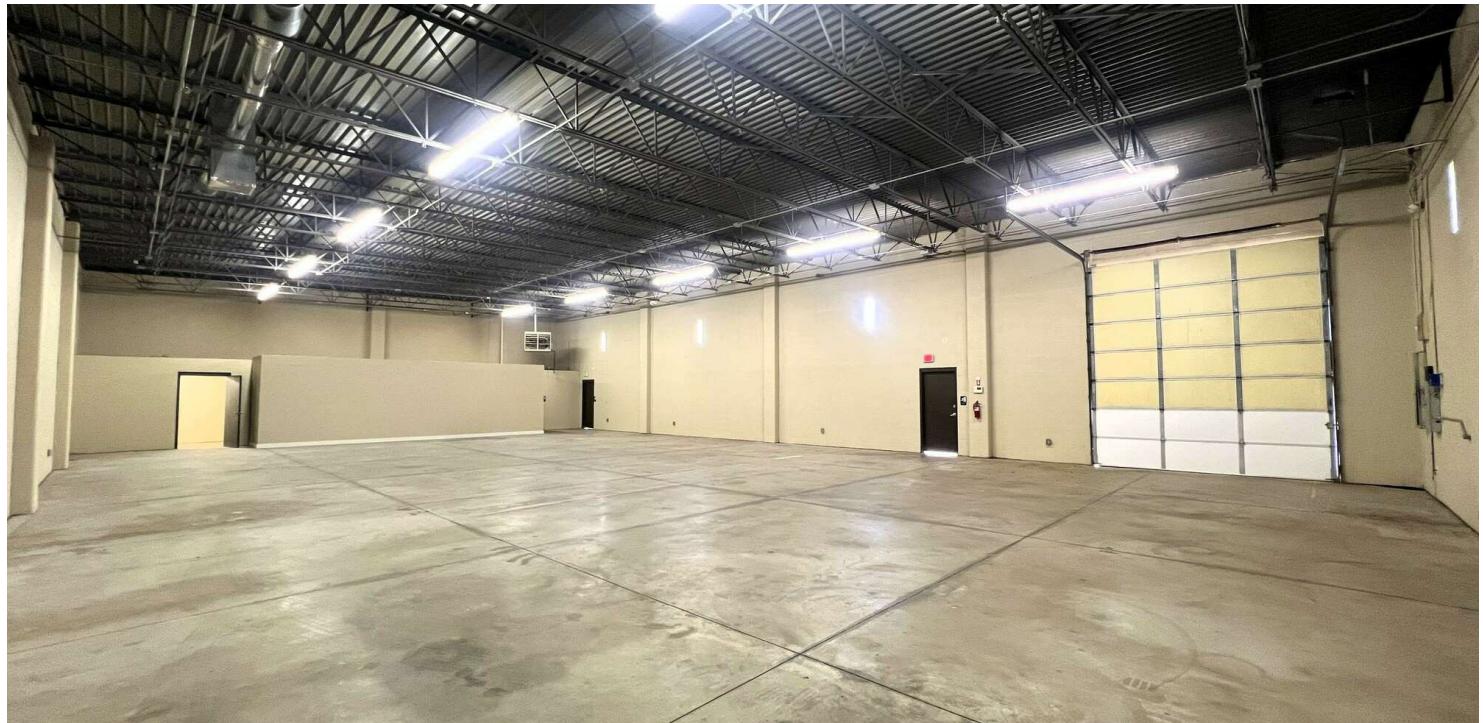
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1,500 (\$8.65/SF) - 4,784 (\$8.15/SF) SF INDUSTRIAL SPACE(S) FOR LEASE  
5611 SW 38TH ST | OKLAHOMA CITY, OK 73179



## ADDITIONAL PHOTOS



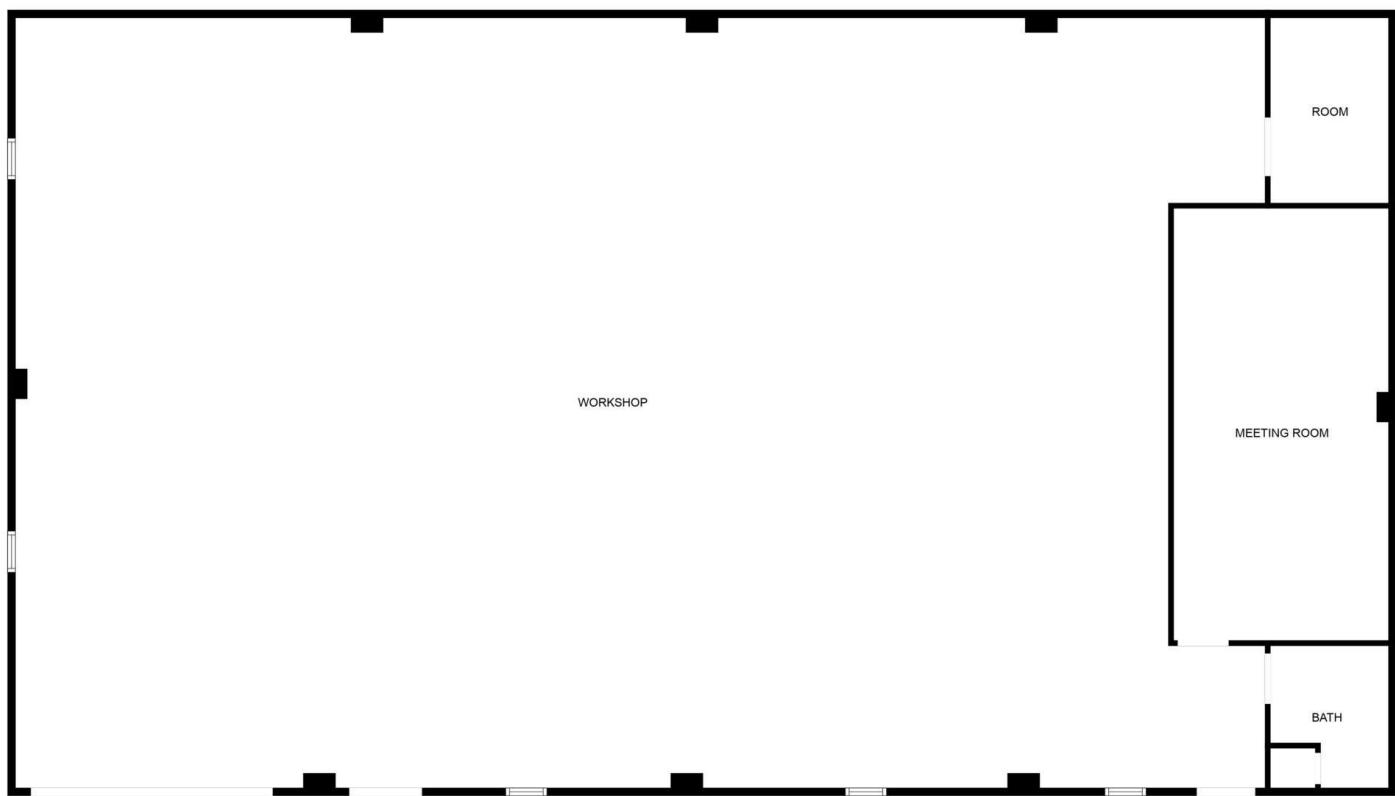
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## FLOOR PLAN

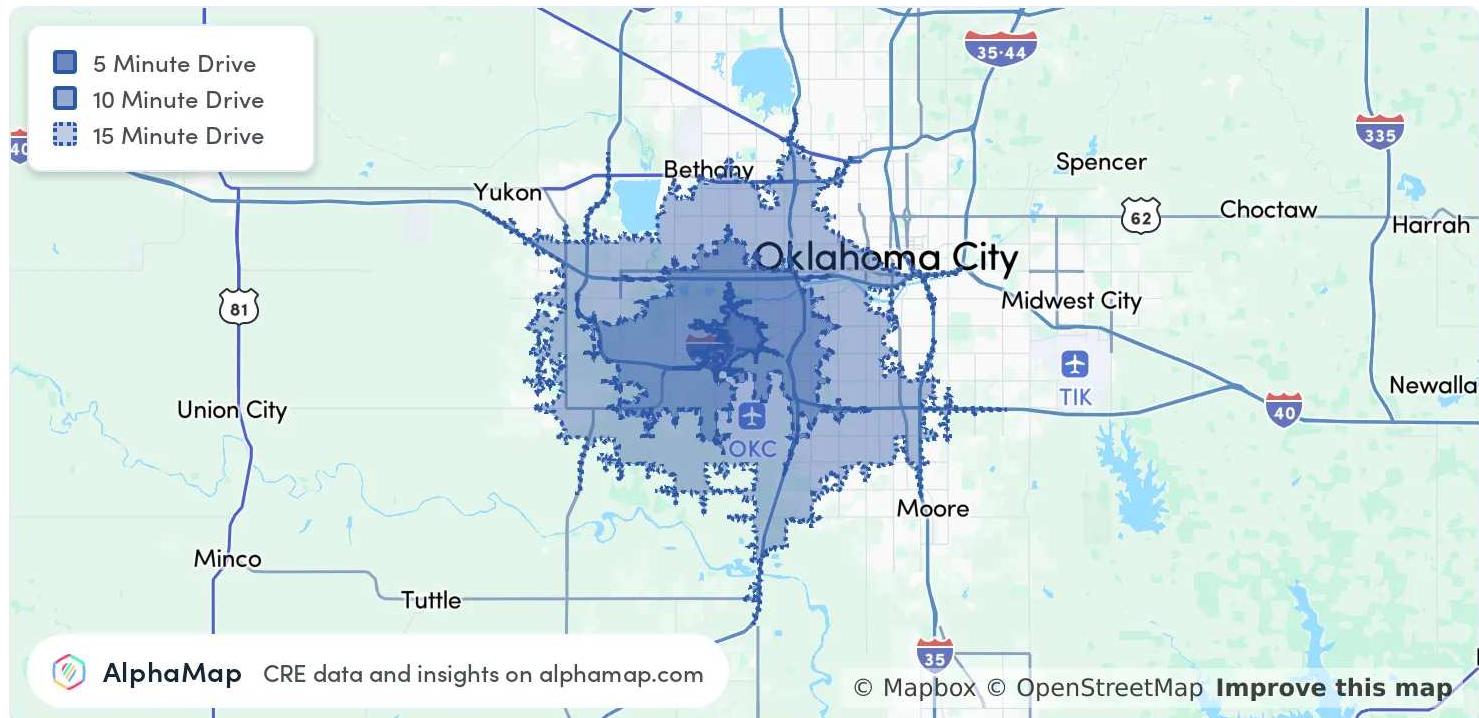


FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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## AREA ANALYTICS



POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	931	71,183	270,325
Average Age	38	36	36
Average Age (Male)	37	35	35
Average Age (Female)	40	36	37

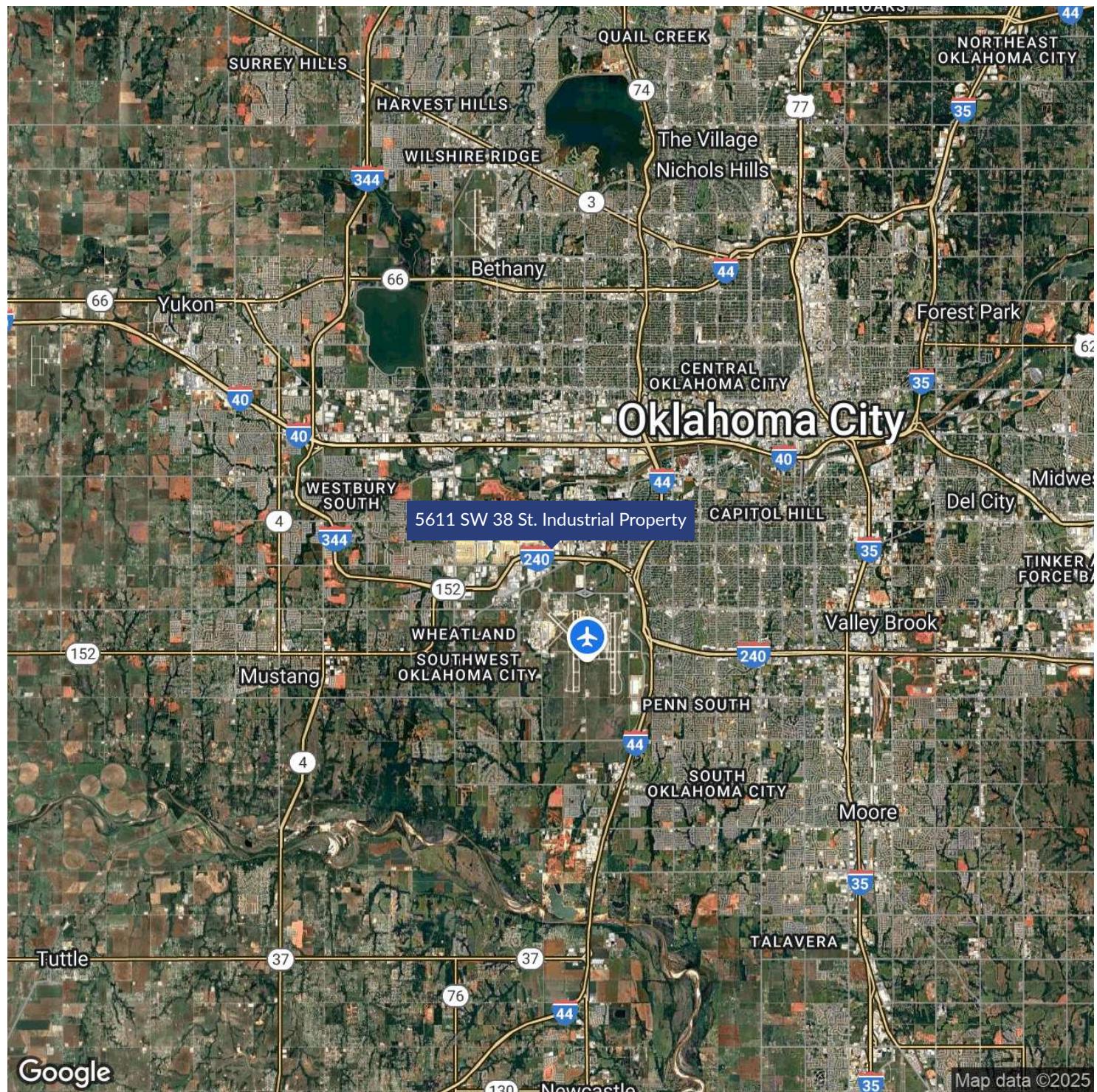
HOUSEHOLD & INCOME	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	361	25,698	101,227
Persons per HH	2.6	2.8	2.7
Average HH Income	\$107,432	\$71,695	\$71,616
Average House Value	\$111,457	\$177,197	\$198,046
Per Capita Income	\$41,320	\$25,605	\$26,524

Map and demographics data derived from AlphaMap

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## AERIAL MAP



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