

FOR LEASE

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



Johnson
Commercial Group

JohnsonCommercialGroup.com



Offering Summary

Building Size: 36,190 SF +/-

Lease Rate: \$5.50

NNN Rate: \$0.65 SF

Min Divisible: 36,190 SF +/-

Lot Size: 1.84 Acres

Zoning: I-2

Year Built: 1969

Available SF: 36,190 SF +/-

Property Overview

An industrial building located on the South I-35 Service Road, just north of I-240 and SE 66th Street, is available for lease. With traffic counts of 113,906 vehicles/day on I-35 and 103,902 on I-240, the property offers high visibility. The warehouse boasts 24 FT ceilings, 4 dock-high doors (22 FT), 2 loading dock levelers, 100% LED lighting, skylights, heaters, and 2 exhaust fans. The office space features a large open area with cubicles, private offices, a breakroom with kitchen facilities, and upgraded electrical with 100% LED lighting. With a fenced lot and 20 on-site parking spaces, this property presents an appealing opportunity for businesses in need of industrial space.

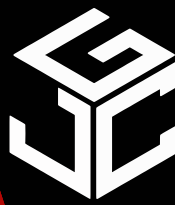
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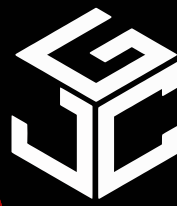
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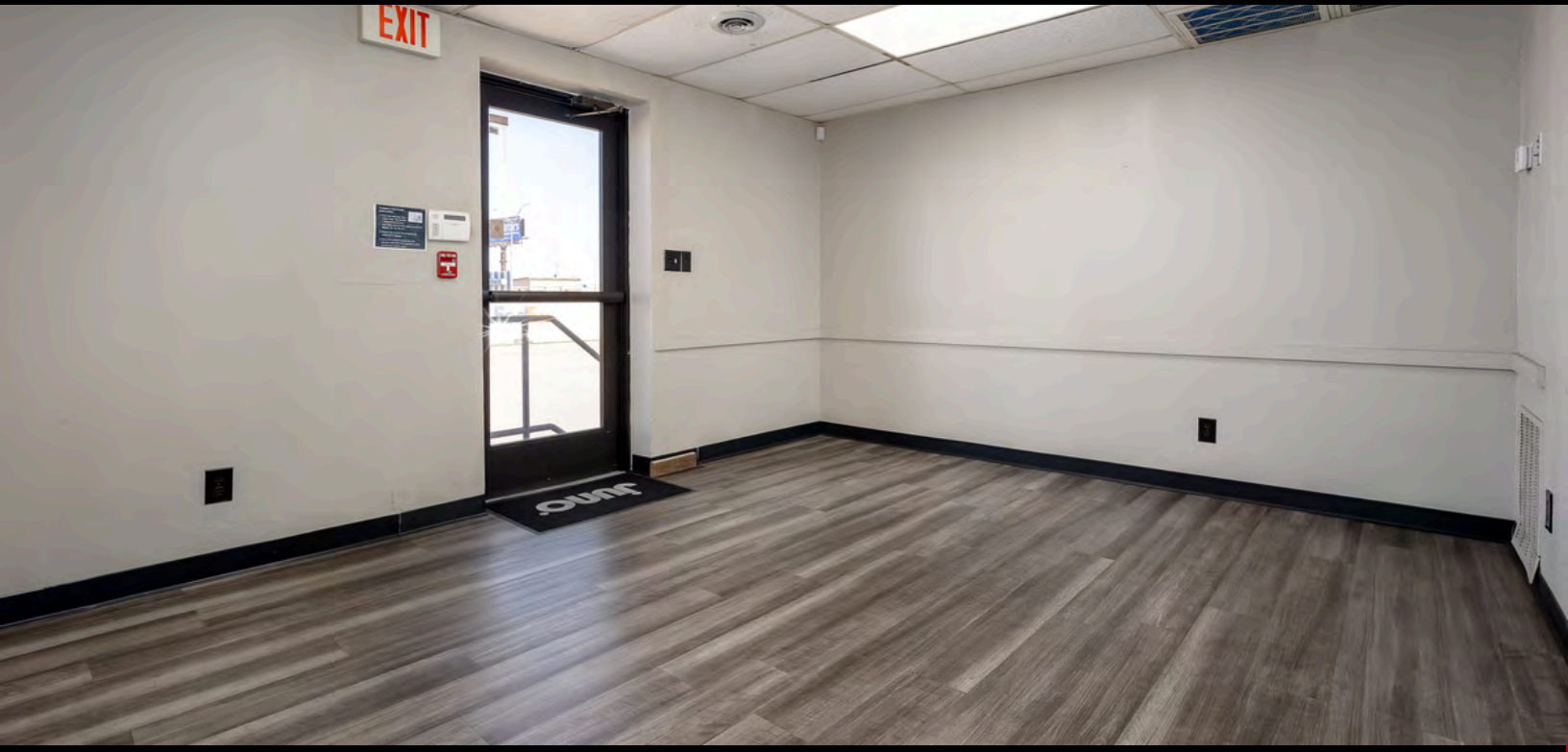
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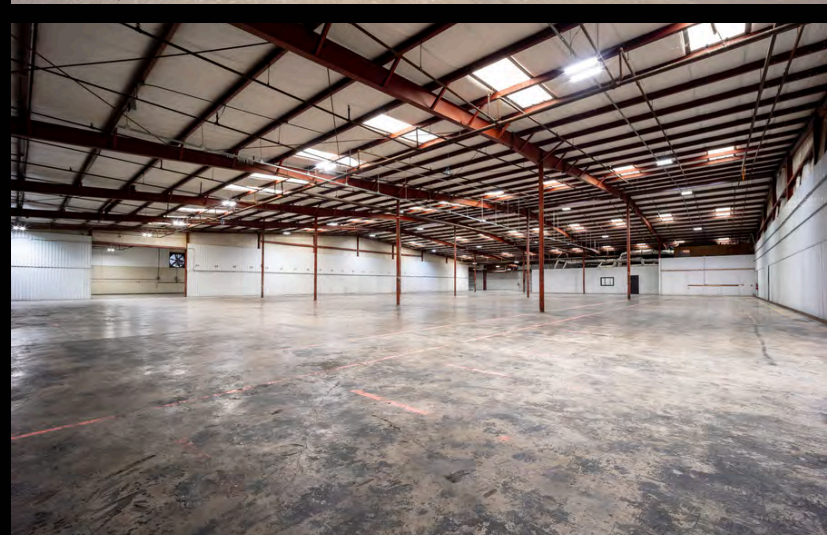
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6401-09 S I-35
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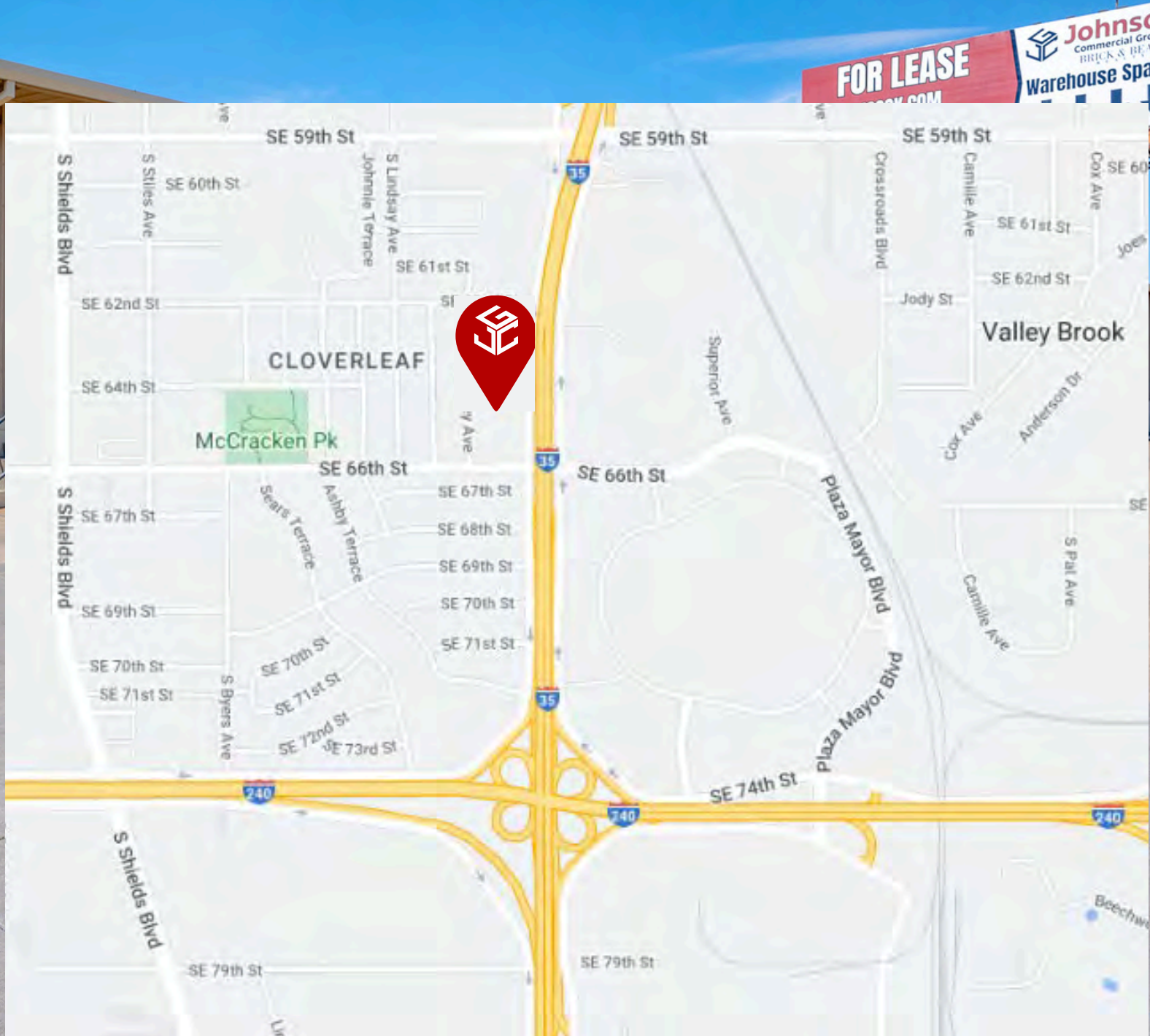
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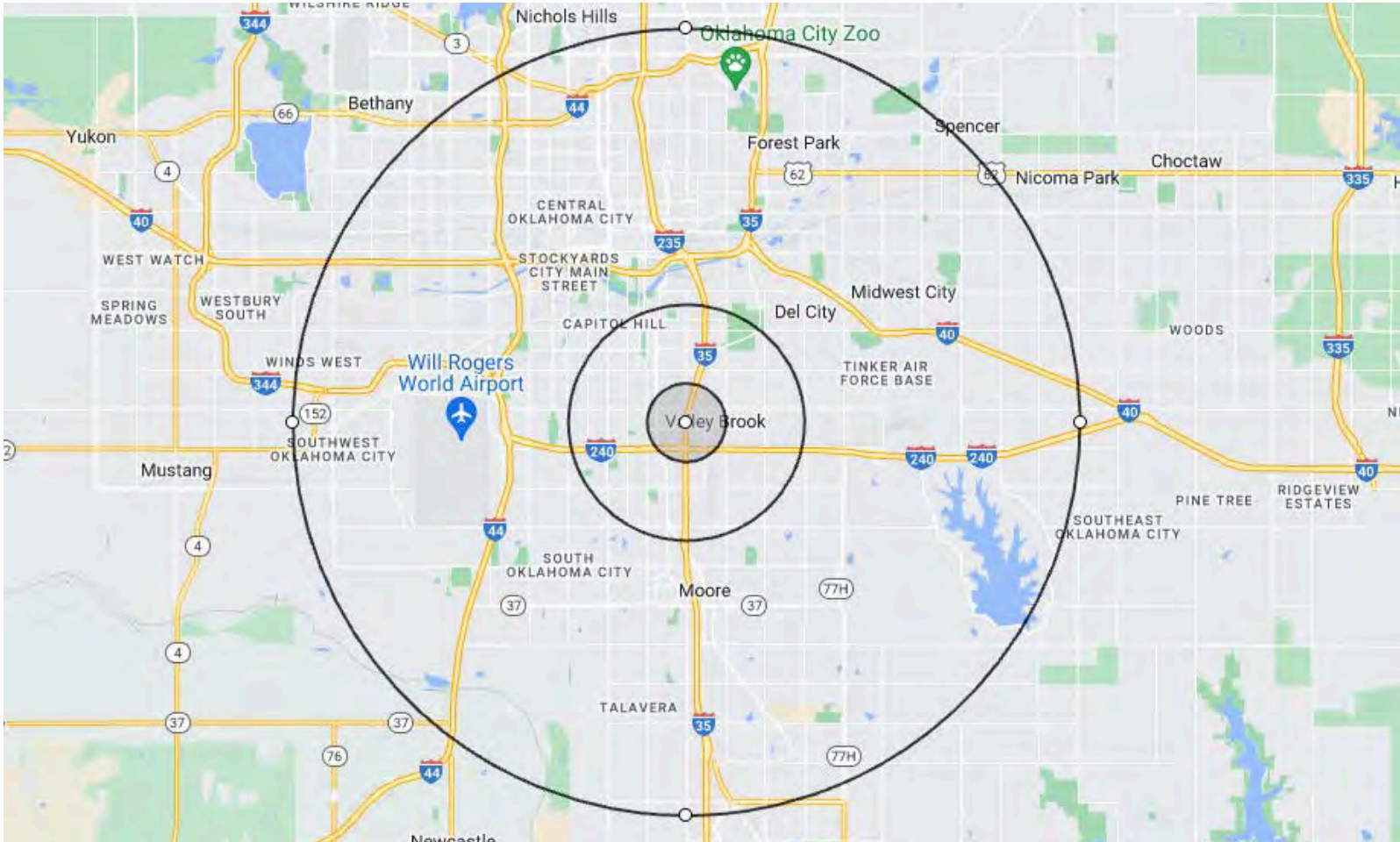
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Demographics

1 MILE

3 MILE

10 MILE

	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

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