

FOR LEASE

6800 Main St,
Oklahoma City, OK 73169



Johnson
Commercial Group

JohnsonCommercialGroup.com



Offering Summary Property Overview

Building Size: 6,205 SF

Lease Rate: \$7 SF/YR

NNN Rate: \$1.85 SF/YR

Lease Type: NNN

Zoning: I-1

Year Built: 2021

This 6,205 SF industrial building in southwest Oklahoma City offers 5,605 SF of open warehouse and 600 SF of finished office, ideal for contractors, distributors, and service users who need shop space with a front office. The warehouse has 16' clear height, a 12' x 14' grade-level overhead door, 3-phase 400-amp power, LED high-bay lighting, insulated walls and roof, and a utility sink. The office includes a reception area, two private offices, and an ADA restroom. Built in 2021 with a brick and metal exterior, the site has a concrete parking lot with 9 spaces and a fenced yard, roughly 2.5 miles from Will Rogers World Airport with access to SH-152, I-44, and I-240.

Chris Johnson
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405.435.3572



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REALTY

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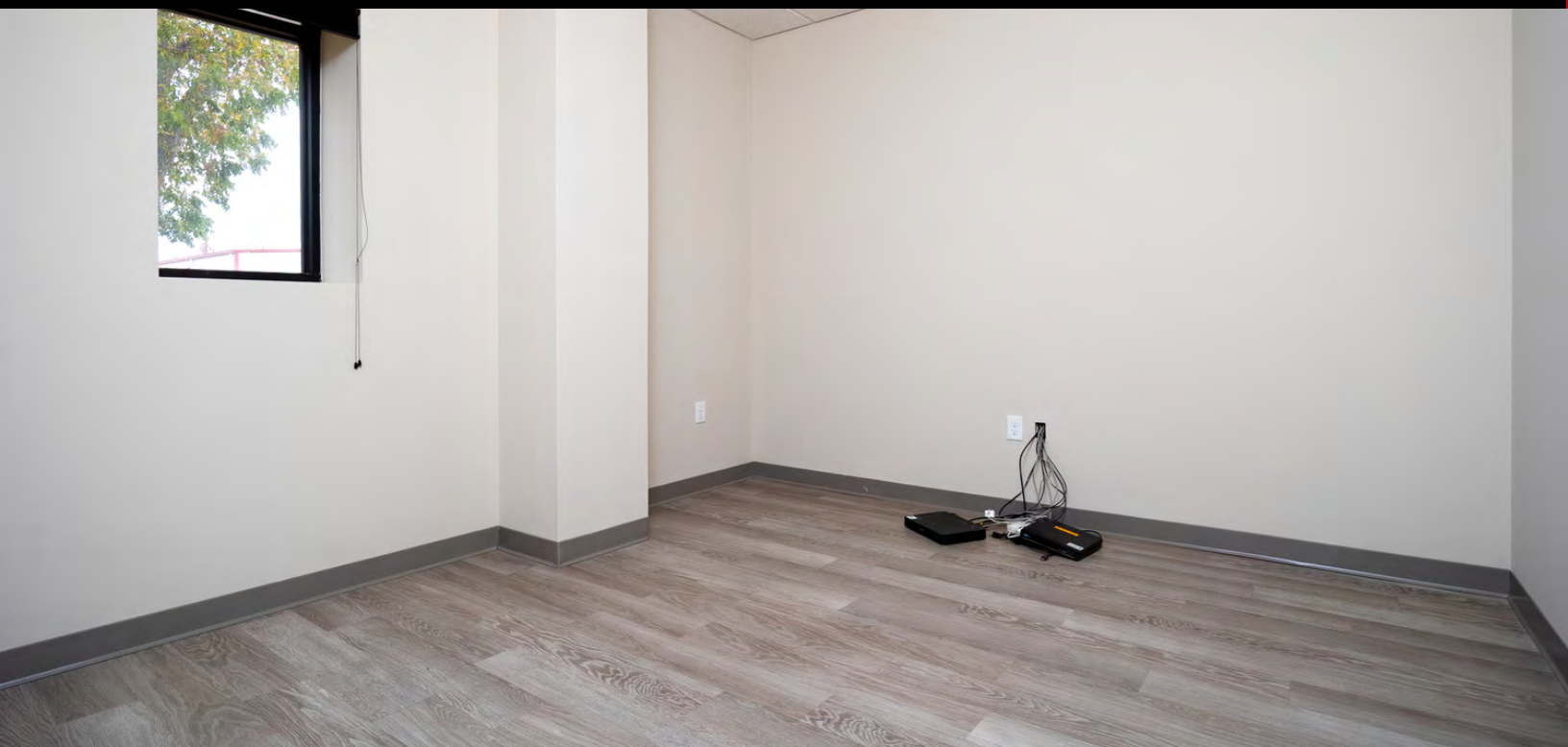
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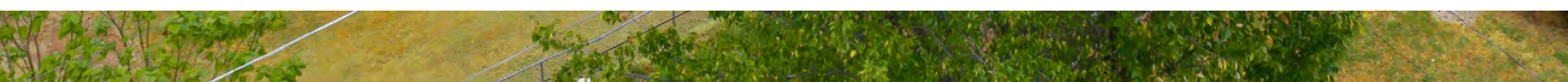
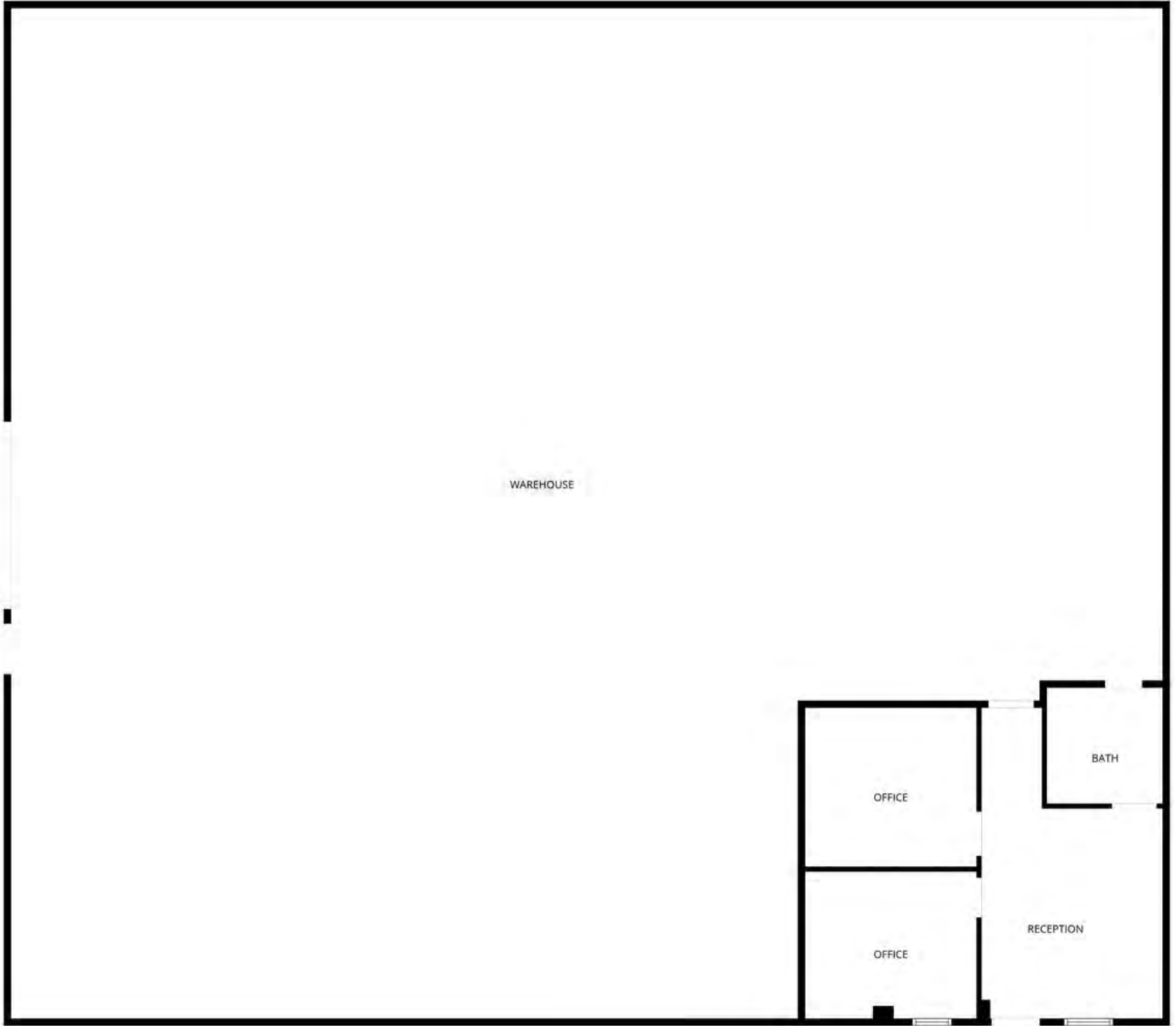
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City of OKC
Zoning Map



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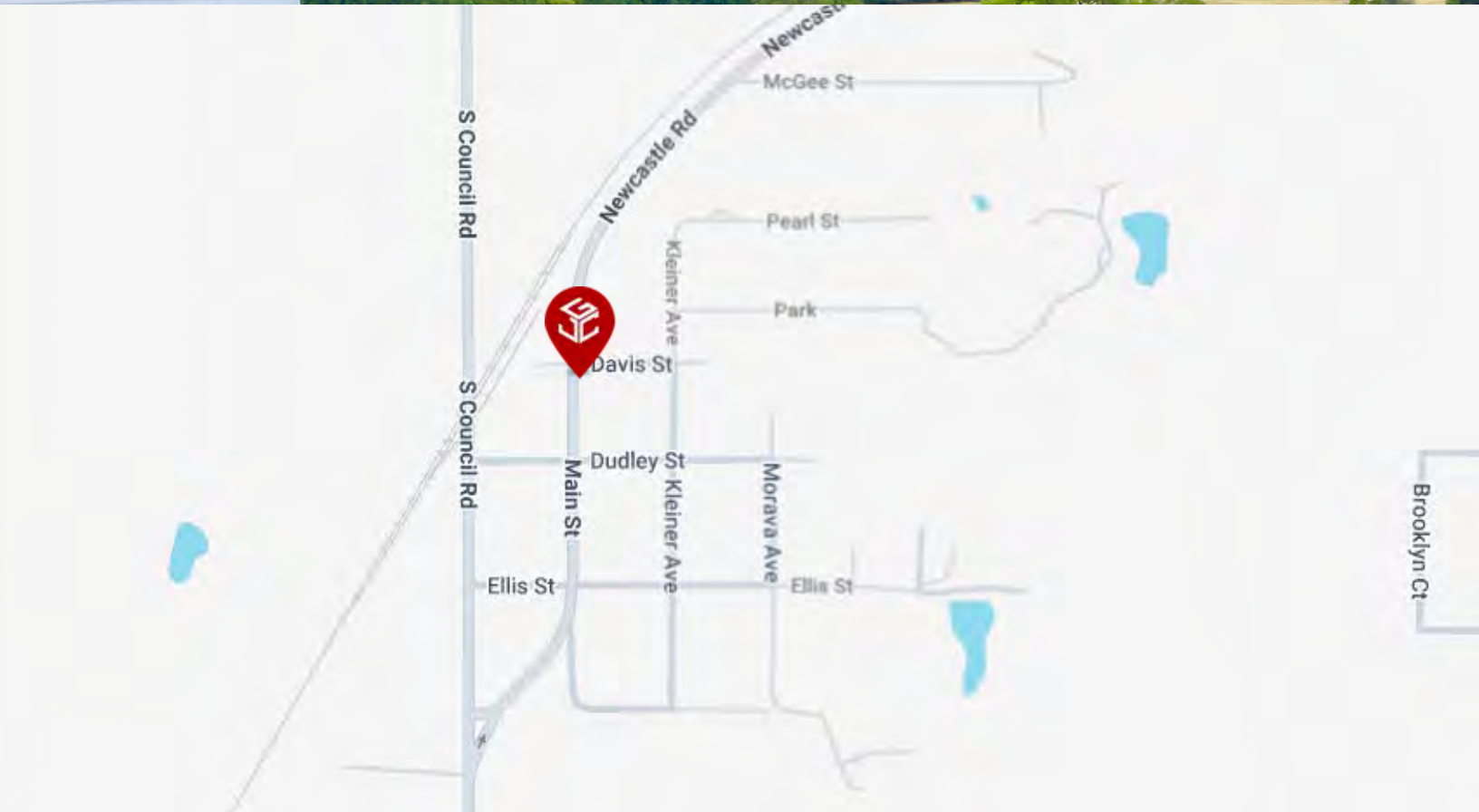
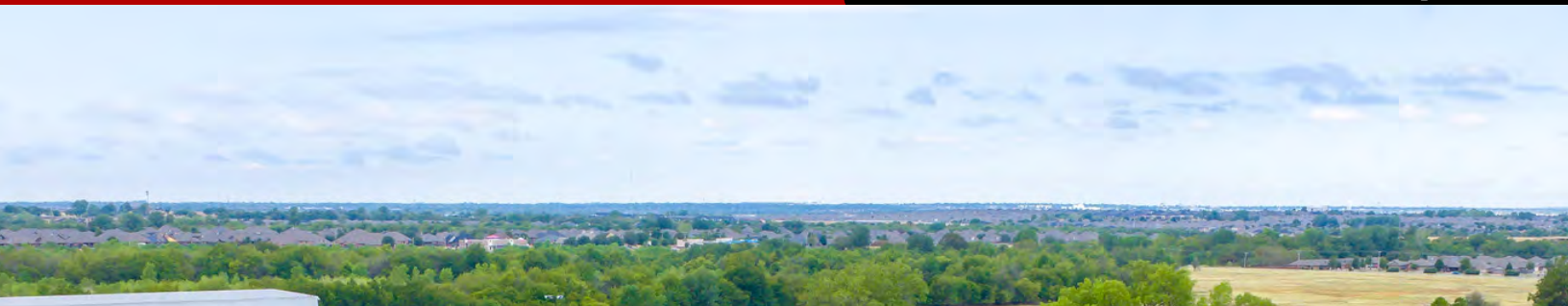
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Demographics	1 MILE	3 MILE	10 MILE
Population	2,337	18,864	496,260
Median Age	34	38	36
Employment	1,051	14,529	239,223
Households	793	6,018	189,355
Ave. Household Income	\$114,271	\$130,540	\$82,791
Median Home Value	\$309,198	\$307,015	\$216,200

Traffic Count

Average Daily Volume
Information Provide By CoStar

1,340 Vehicles

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