

FLEX SPACE

3401 TINKER DIAGONAL STREET | DEL CITY, OK 73115

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$10.50 SF/yr (MG)
Available SF:	4,225 SF
Lot Size:	0.998 Acres
Zoning:	PUD H-C (Interstate Highway Commercial)
Market:	Oklahoma City Metro
Submarket:	Del City

PROPERTY OVERVIEW

This flexible space is conveniently situated off I-40 in Del City, benefiting from excellent visibility due to the 85,000 vehicles that pass by daily (ODOT 2018). Featuring a spacious open warehouse and office areas, it provides great versatility for a variety of tenants. The property includes three overhead doors—two measuring 14 feet and one at 12 feet—facilitating seamless access to the warehouse. Feel free to reach out with any questions or to arrange a tour.

PROPERTY HIGHLIGHTS

- Three overhead doors (two measuring 14 feet and one at 12 feet)
- Open warehouse space
- Clear Height (13' - 19')
- Offices and or retail space
- 85,000+ VPD (2018 ODOT)
- Additional second story overhead storage
- Ample parking for tenants and clients

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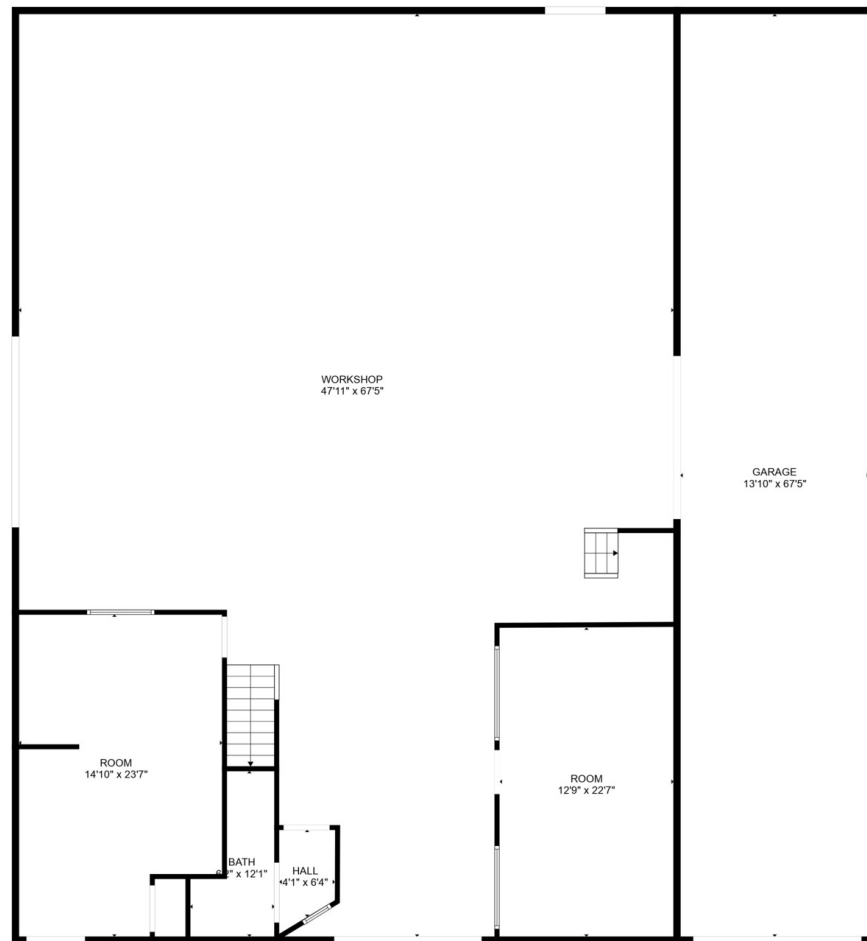
ADDITIONAL PHOTOS



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SITE PLANS



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

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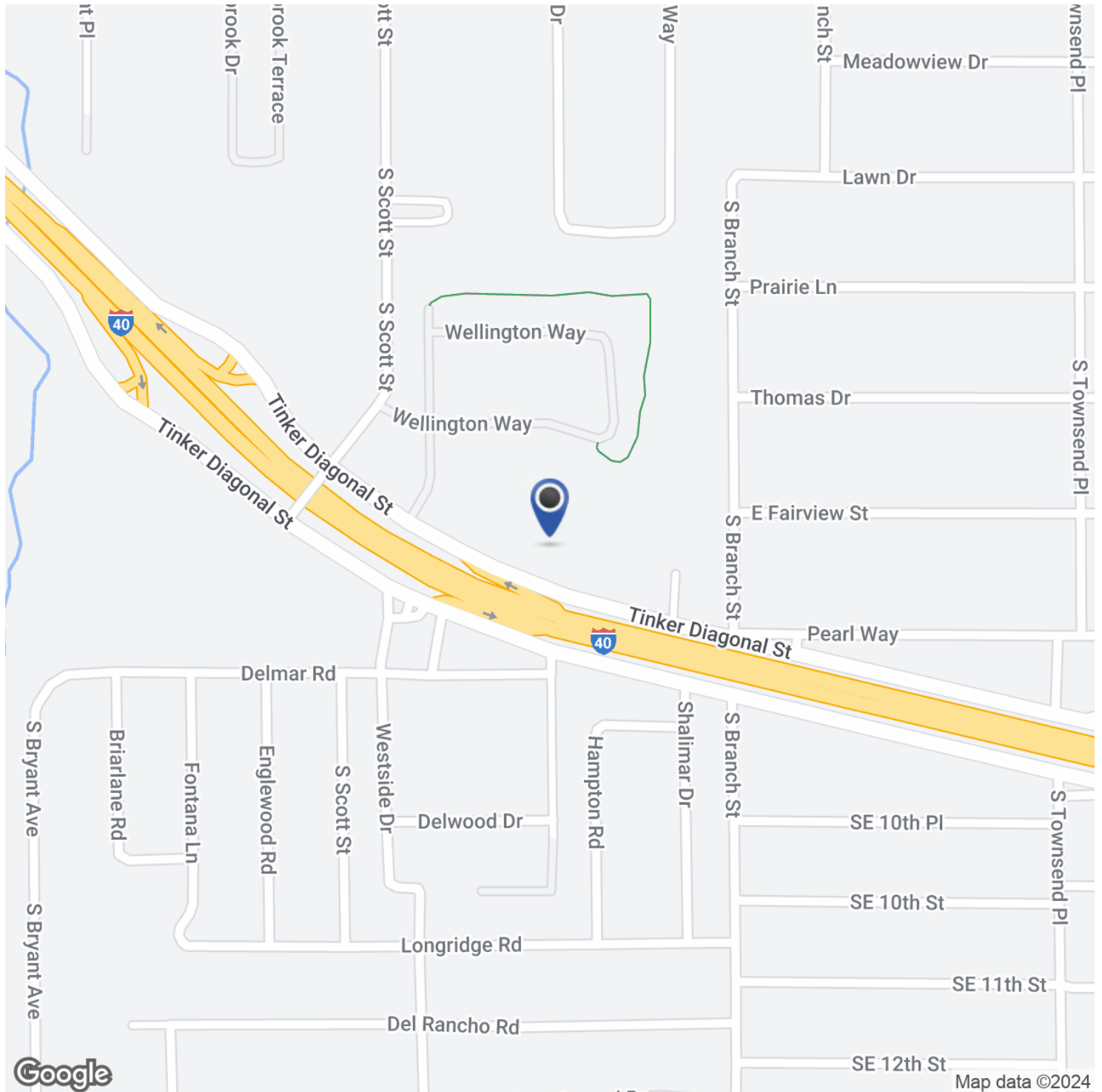
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LOCATION MAP



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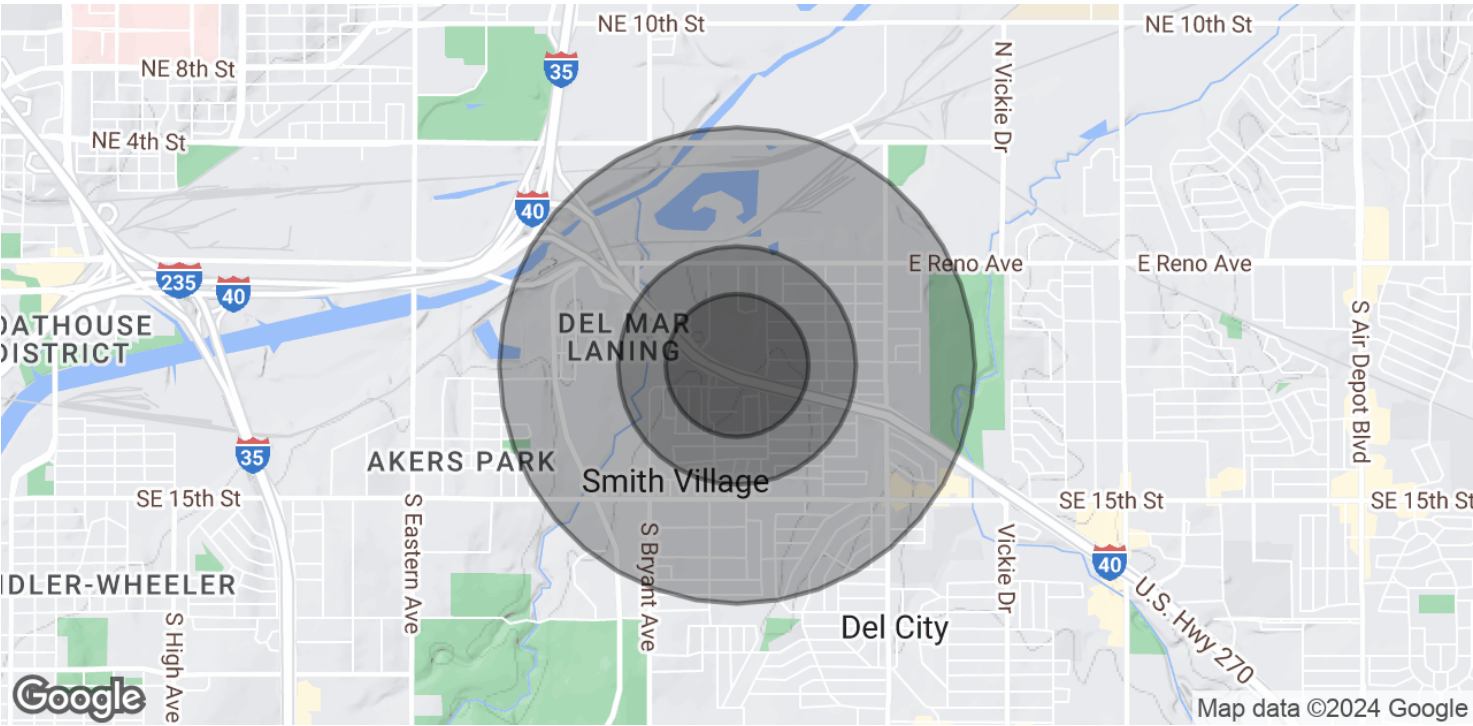
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DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	454	2,588	5,847
Average Age	41	39	39
Average Age (Male)	39	37	38
Average Age (Female)	43	41	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	184	1,022	2,341
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$53,622	\$51,277	\$53,310
Average House Value	\$129,531	\$126,395	\$123,209

Demographics data derived from AlphaMap