

**3224 S.W. 59TH STREET
OKLAHOMA CITY, OK 73159**

18' Clear Span New Construction

Industrial Warehouse For Sale or Lease

7,800 SF on 0.65 Acres MOL

Sales Price: \$1,495,000

Lease Price: \$14.00/SF/YR/NNN



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**DARRYL MEASON
405.205.9440
DARRYL@NAIRED.COM**



PROPERTY HIGHLIGHTS

- 7,800 SF Clear Span-New Building
- 18' Clear Ceiling Height
- Includes 948 SF Office
- Excellent Logistical Location
- Ready to Occupy
- Crane Ready
- 400 Amp Power
- Zoned: I-2

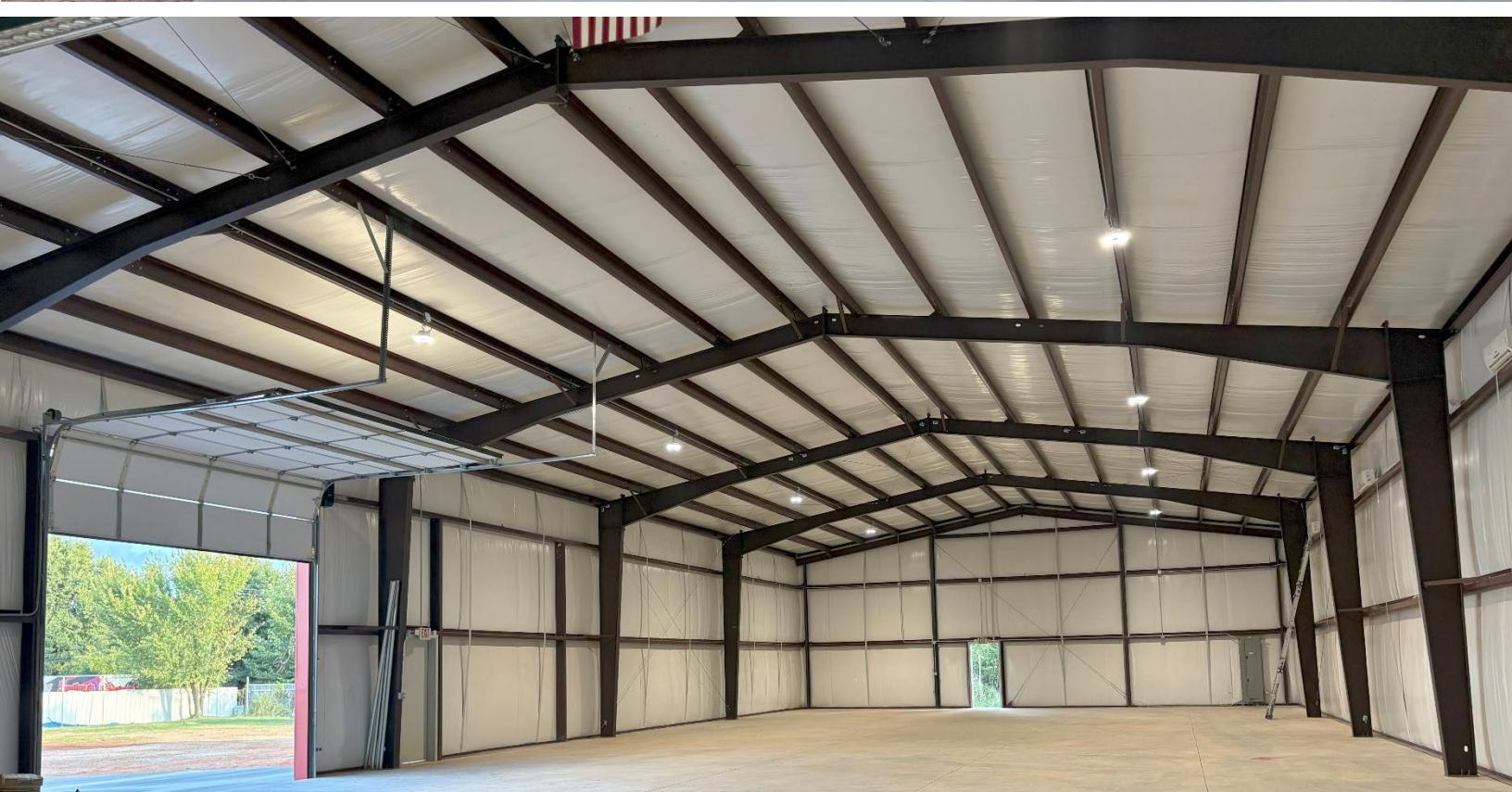
LOCATION HIGHLIGHTS

- High Traffic & Visibility on Busy S.W. 59th Street
- Close to Amazon, FedEx & Will Rogers World Airport
- Ideal for Support or Last-Mile Distribution
- Logistical Hub at I-44 & I-240

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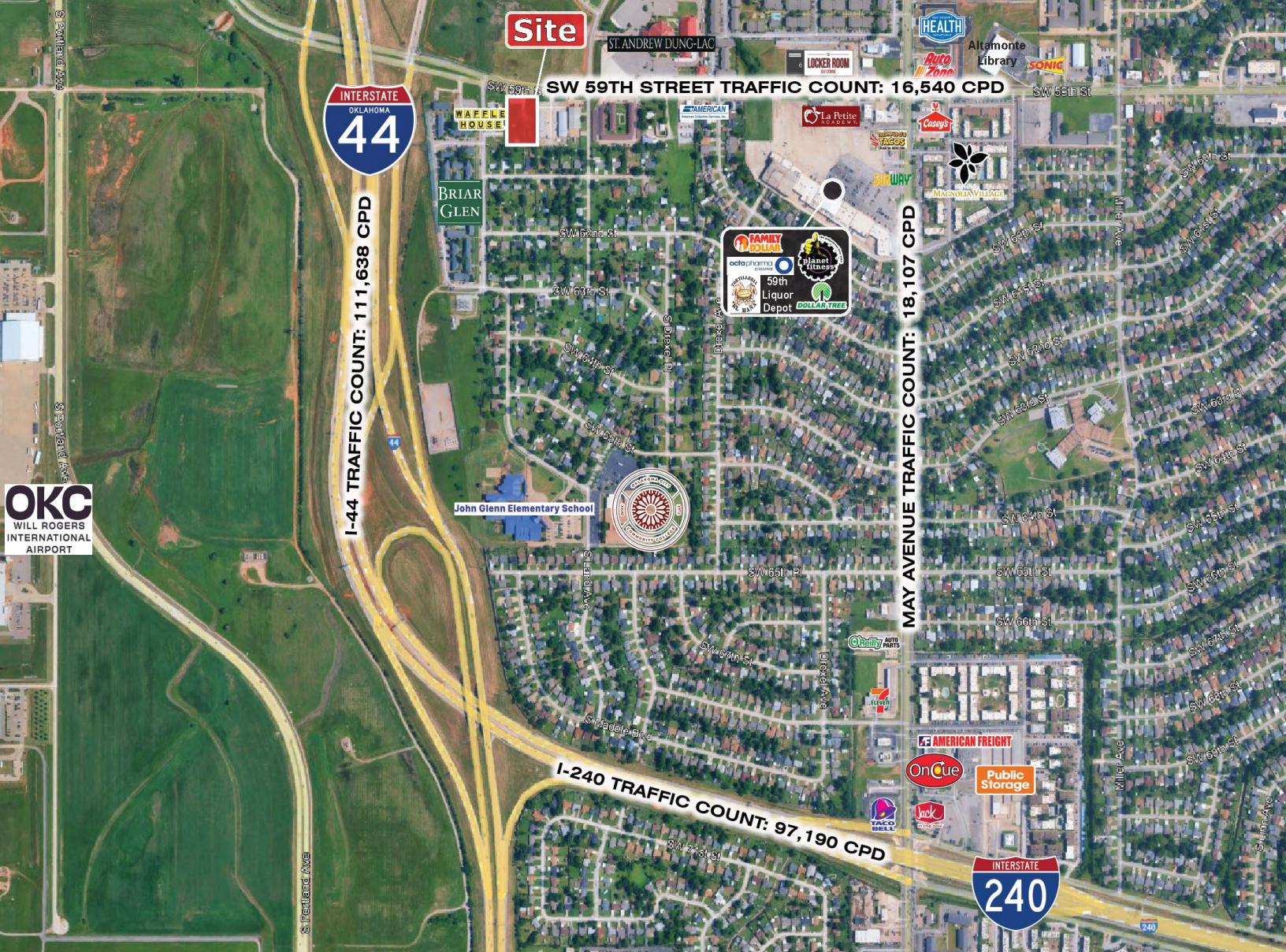
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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	12,302	90,238	165,721
AVERAGE HOUSEHOLD INCOME	\$35,268	\$38,280	\$41,363
TOTAL HOUSEHOLDS	4,440	33,004	61,016

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