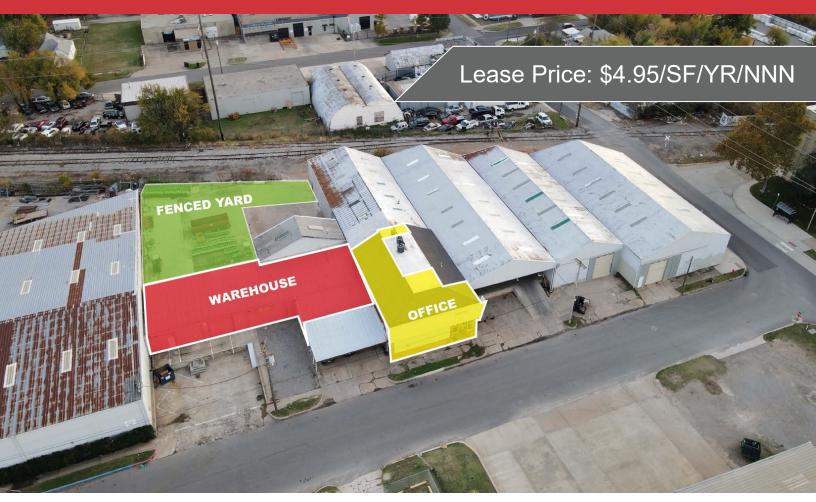
NAI Sullivan Group

Industrial Space For Lease



1244 N.W. 4th Street, Suite 200

Oklahoma City, Oklahoma 73106

PROPERTY HIGHLIGHTS

• 5,092 SF MOL

- Fenced Concrete Yard
- (6) Private Offices
- (1) Restroom
- Kitchenette
- Spray Foam Insulated Warehouse
- 12' Clear
- (1) 10' x 10' Grade Level Door
- 2 Dock High Doors
- Competitive Rates
- 30 Days Free Rent for Landlord Approved Tenant

Amir Shams +1 405 313 0333 amir@naisullivangroup.com Zac McQueen +1 405 476 9199 zac@naisullivangroup.com

LOCATION HIGHLIGHTSClose Proximity to Downtown OKC

- 7 Minute Drive to I-35 & I-44
- 4 Minute Drive to I-40

TOTAL SF	29,586 SF on 1 Acre MOL		
BUILT	1940/Renovated 2019/2020		
ZONED	I-2		

+1 405 840 0600 OFFICE

4045 N.W. 64th Street, Suite 340 Oklahoma City, OK 73116

www.naisullivangroup.com

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Industrial Space For Lease



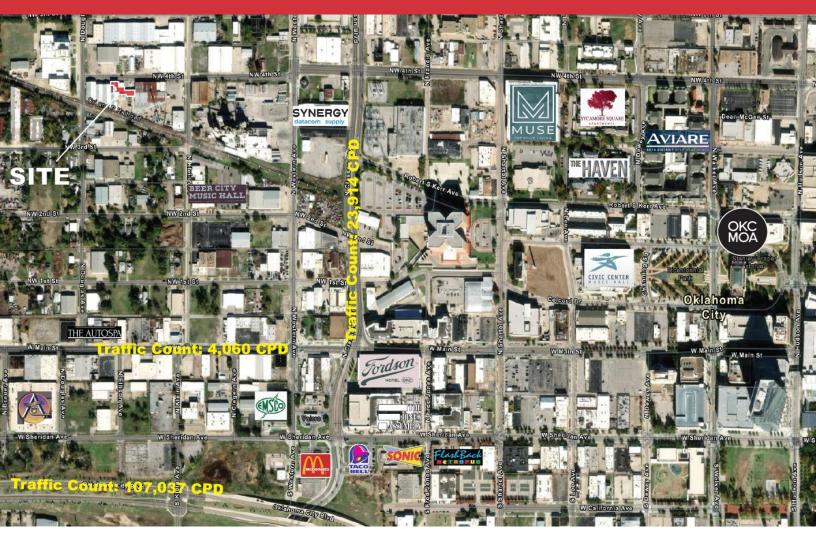
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Population	1 Mile:	3 Miles:	5 Miles:
	12,306	94,736	232,709
Average Household Income	1 Mile:	3 Miles:	5 Miles:
	\$99,298	\$70,144	\$62,402
Total Households	1 Mile:	3 Miles:	5 Miles:
	4,109	37,258	92,849

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