



Lease Price: \$4.95/SF/YR/NNN

## 1244 N.W. 4<sup>th</sup> 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**

### LOCATION HIGHLIGHTS

- Close 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**

**Amir Shams**  
**+1 405 313 0333**  
amir@naisullivangroup.com

**Zac McQueen**  
**+1 405 476 9199**  
zac@naisullivangroup.com

**+1 405 840 0600 OFFICE**

4045 N.W. 64<sup>th</sup> Street, Suite 340  
Oklahoma City, OK 73116

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

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