Lease Price: $4.95/SF/YR/NNN

FENCED YARD

WAREHOUSE

OFFICE

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**

LOCATION HIGHLIGHTS

- Close Proximity to Downtown OKC
- 7 Minute Drive to I-35 & I-44
- 4 Minute Drive to I-40

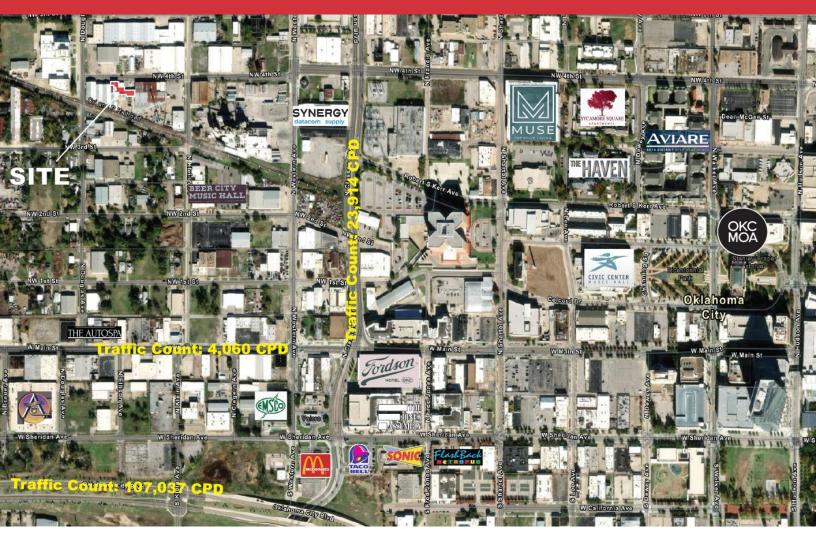|	
TOTAL SF	29,586 SF on 1 Acre MOL
BUILT	1940/Renovated 2019/2020
ZONED	I-2

Amir Shams
+1 405 313 0333
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	1 Mile:	3 Miles:	5 Miles:
Population	12,306	94,736	232,709
Average Household Income	$99,298	$70,144	$62,402
Total Households	4,109	37,258	92,849

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