

3204-3208 S.W. 59th STREET
OKLAHOMA CITY, OK 73119

Industrial Warehouse For Lease

3204-C: 2,000 SF

\$2,000/Month + NNN

NNN Charges: \$2.10/SF

Zoned: I-2



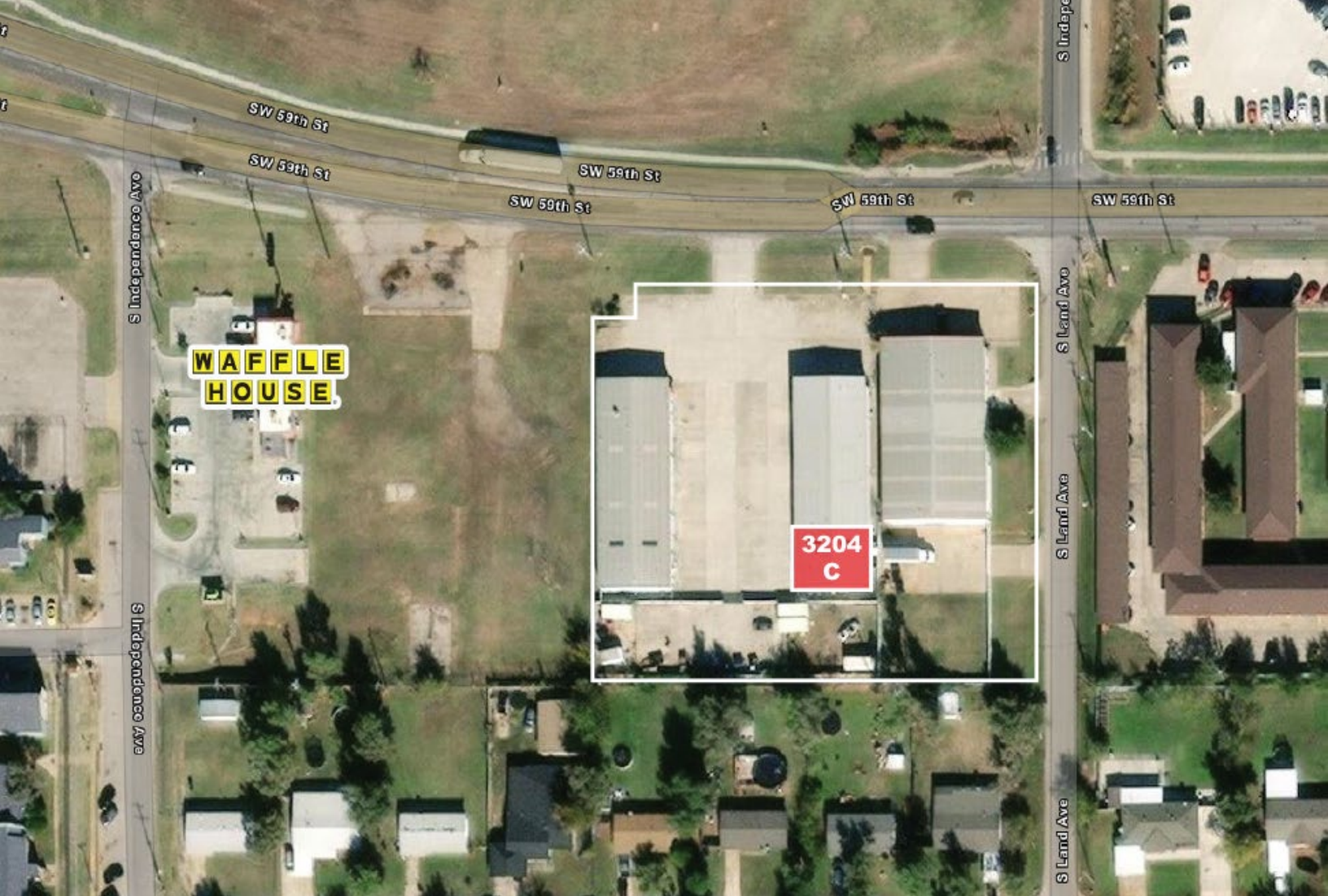
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3204 SW 59TH, SUITE C HIGHLIGHTS

- 3204 S.W. 59th Street, Suite C:
2,000 SF - \$2,000/Month NNN
- Approx 35%/65% Office to
Warehouse Ratio
- Warehouse Space
- (1) Private Office
- Open Area
- Kitchenette
- (1) Restroom
- (1) Grade Level Door (10'W x 12'H)

LOCATION HIGHLIGHTS

- Very quick access to I-44
- 5 Minute Drive to Will Rogers
World Airport
- Located in a Residential Area
Excellent for Residential Service
Business

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3204 SUITE C



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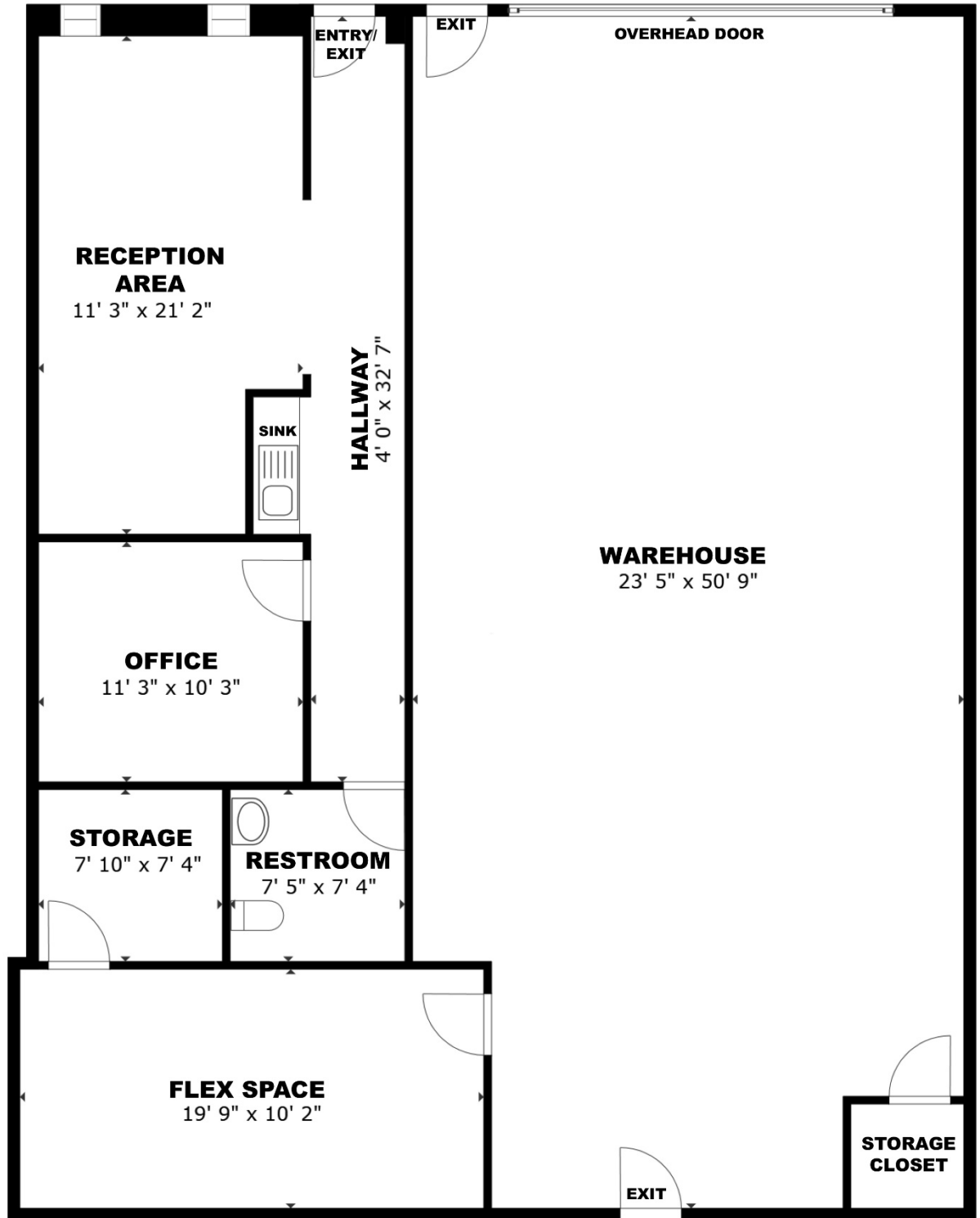
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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	13,264	89,867	168,520
AVERAGE HOUSEHOLD INCOME	\$49,861	\$53,081	\$60,884
TOTAL HOUSEHOLDS	4,797	32,661	62,289

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