

# INDUSTRIAL BUILDING FOR LEASE



**2412 SW 14TH ST, OKLAHOMA CITY OK 73108**

Presented by: Shyon Keoppel Text: 405-229-1475 Email: [shyon@skventuregroup.com](mailto:shyon@skventuregroup.com)

**PROPERTY OVERVIEW**

- 11,900 SF MOL
- Built 1972
- Zoned I-2, SYT (Stockyards City Transitional)
- 10' Drive in Door
- 12' Drive in Door
- 800 SF Office
- Clear Height 16' (up to 22' at ridge)

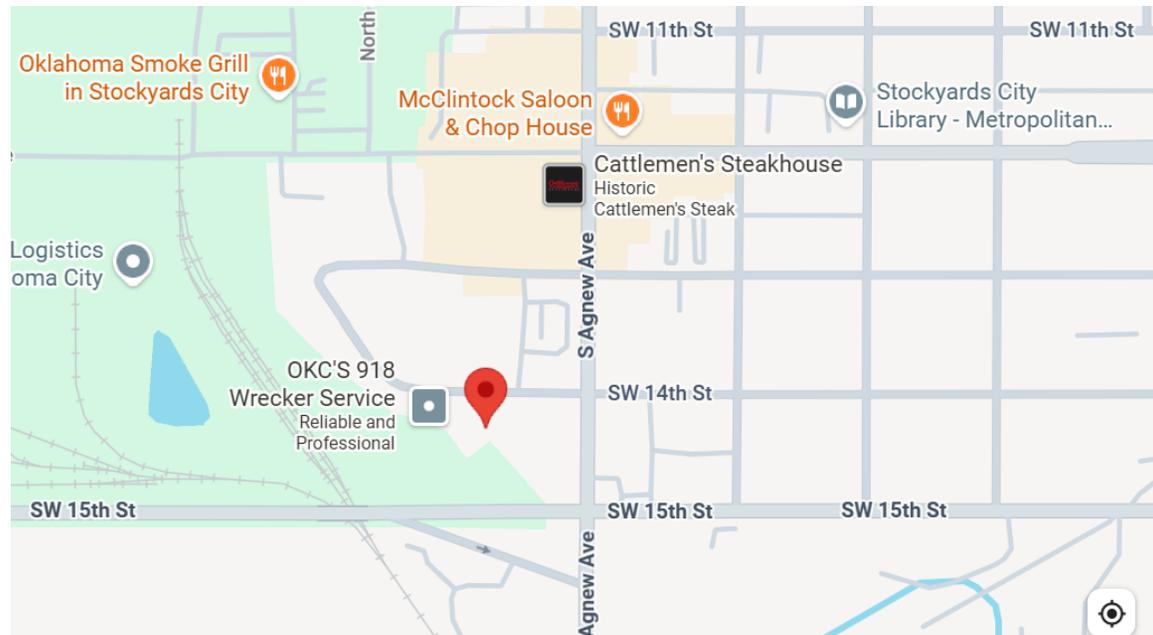
**LOCATION HIGHLIGHTS**

- Located in Historic Stockyards District
- Popular Destinations close by, including: Cattleman's Steakhouse, Langston's Western Wear, and multiple boutiques.
- 1.2 Miles to 1-44
- 1 Mile to I-40

Reach out to schedule a tour and see first hand how this space can transform your business.

Text: Shyon Keoppel @ 405-229-1475

Email: shyon@skventuregroup.com





# FOR LEASE

2412 SW 14TH ST, OKLAHOMA CITY OK

## OFFERING SUMMARY

<b>BUILDING SIZE</b>	11,900 SF MOL
<b>LAND SIZE</b>	0.518 ACRES MOL
<b>LEASE TYPE</b>	NNN
<b>BASE RENT</b>	\$5.00/SF - \$4,958.33/MONTH
<b>NNN</b>	\$1.26/SF - \$1,245.05/MONTH
<b>TOTAL RENT</b>	\$6.26/SF - \$6,203.38/MONTH
<b>TERM</b>	3 YEARS / 36 MONTHS



**2412 SW 14TH ST, OKLAHOMA CITY OK 73108**

Presented by: Shyon Keoppel Text: 405-229-1475 Email: [shyon@skventuregroup.com](mailto:shyon@skventuregroup.com)



### DEMOGRAPHICS

	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILE</u>
POPULATION	8,157	93,278	226,289
AVERAGE HOUSEHOLD INCOME	\$40,740	\$55,733	\$58,594
TOTAL HOUSEHOLDS	2,703	34,465	89,305



# OTHER PROPERTIES AVAILABLE

## FOR LEASE

2010-2021 Exchange Ave, Oklahoma City, OK  
-5,905 - 8,406 SF @ \$4.75-\$6.00/SF plus NNN  
36 NE 36th St, Oklahoma City, OK  
-21,531 SF @ \$5.50/SF plus NNN  
3841 NW 10th, Oklahoma City, OK  
-3,910 SF @ \$5.50/SF plus NNN  
401 NW 10th, Oklahoma City, OK  
-1,489-8,247 SF @ \$10.77-\$19.50/SF plus NNN  
1012-1016 N Walker, Oklahoma City, OK  
-3,680 SF @ \$5,500/Month plus NNN  
1704 NW 6th, Oklahoma City, OK  
-10,098 SF @ \$7/SF plus NNN  
2412 SW 14th, Oklahoma City, OK  
-11,900 SF @ \$5/SF plus NNN  
8301 N Glade Ave. Oklahoma City, OK  
-4,631 SF @ \$12/SF plus NNN  
1236 NW 4th Oklahoma City OK  
-28,700 SF @ \$3.95/SF plus NNN

## FOR SALE

3841-3845 NW 10th, Oklahoma City, OK  
- \$540,000  
8301 N Glade Ave, Oklahoma City, OK  
- \$622,703

**Contact: Shyon Keoppel**  
**405-229-1475**  
[shyon@skventuregroup.com](mailto:shyon@skventuregroup.com)  
Please text for best response!

