

REDUCED Lease Price: \$5.95/SF/YR/NNN
 NNN Charges \$1.75/SF/YR

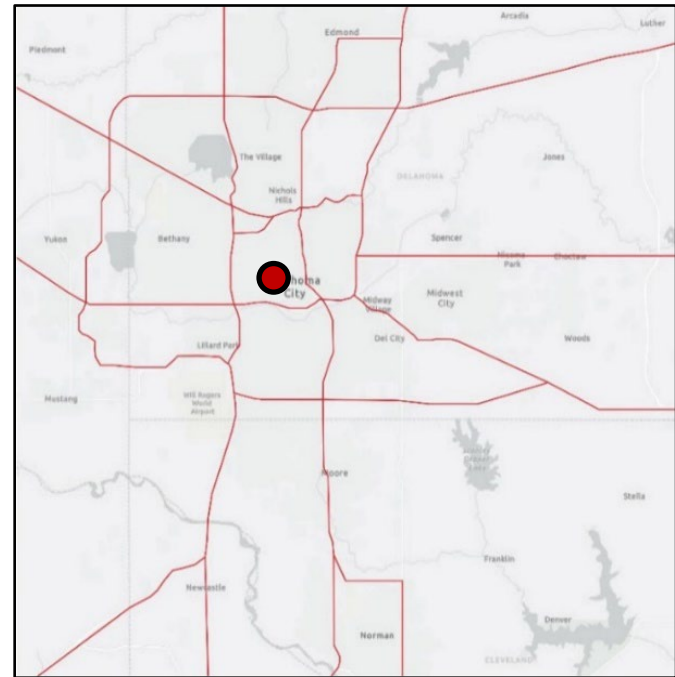


1821 N.W. 6th Street

Oklahoma City, Oklahoma 73106

PROPERTY HIGHLIGHTS

- **10,733 SF Available For Lease**
- Approx. 1/2 Acre Fenced Yard with Updated Perimeter Fencing
- (6) Grade Level Doors
- New LED Lighting in Warehouse
- 6 Total Offices (2 New)
- Metal Racking Can be Made Available
- New Security System with Multiple CCTV Cameras
- Bonus 10,000 SF of Storage Space
- 2 Restrooms
- One Shower
- Partially Renovated 2023



LOCATION HIGHLIGHTS

- Just West of Downtown Oklahoma City
- Quick Access to I-44 and I-40

TOTAL SF	10,733 SF on 0.74 Acres MOL
BUILT	1974
ZONED	I-2

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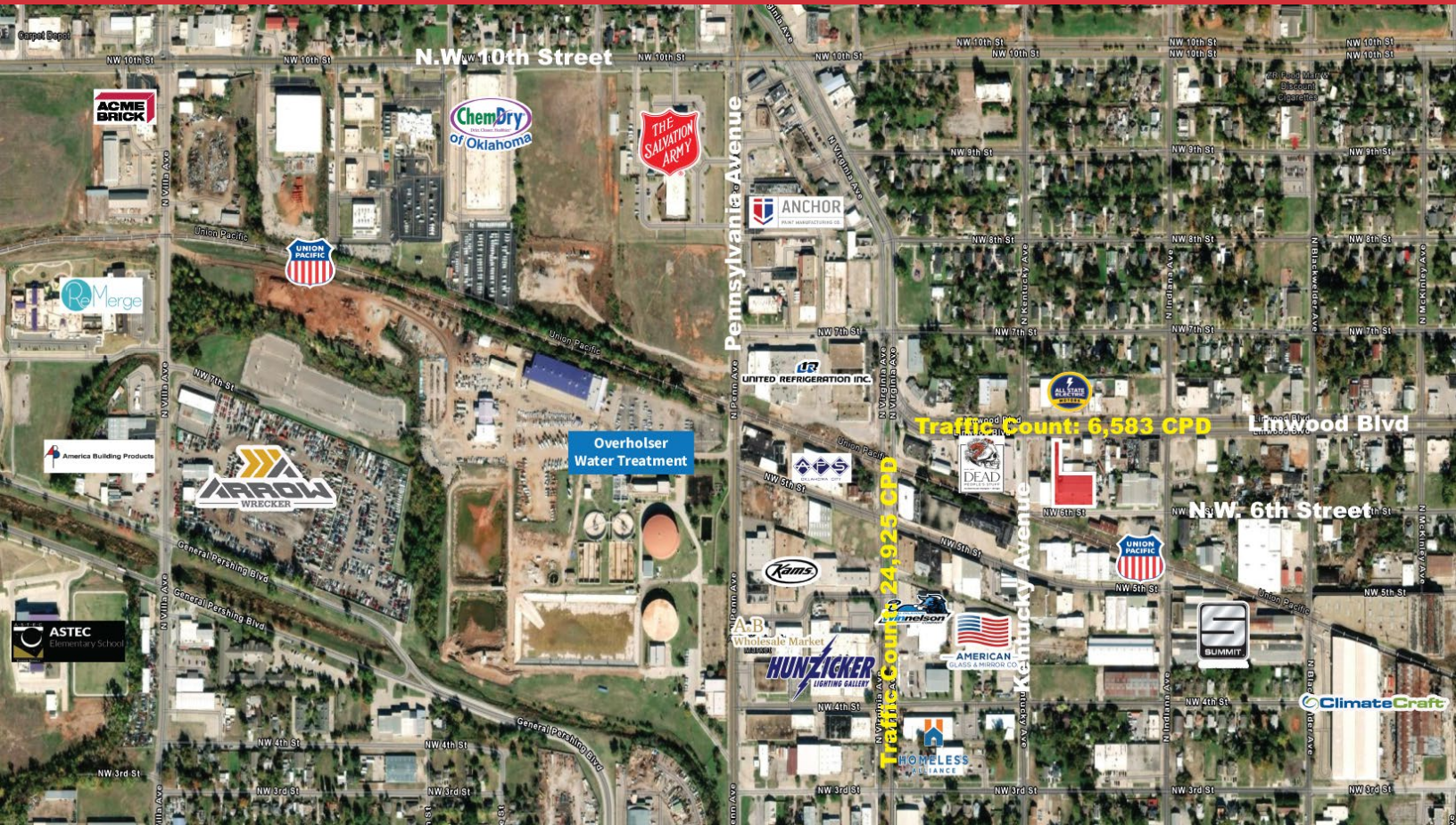
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Population	1 Mile: 12,088	3 Miles: 94,165	5 Miles: 238,891
Average Household Income	1 Mile: \$78,166	3 Miles: \$71,814	5 Miles: \$63,322
Total Households	1 Mile: 4,159	3 Miles: 37,555	5 Miles: 95,858

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