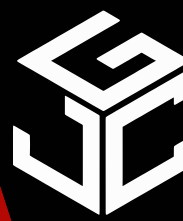


# FOR LEASE

4401-4407 SW 3rd St,  
Oklahoma City, OK 73108



# Johnson

Commercial Group

JohnsonCommercialGroup.com



## Offering Summary

**Lease Rate: \$8.00 SF/YR**

**Lease Type: NNN**

**Available SF: 8,100 SF**

**Lot Size: 2 Acres**

**Built In: 1977/2019**

**Zoning: I-2**

## Property Overview

This industrial property offers approximately 8,100 SF available for lease, including 3,175 SF of first-floor warehouse space and 4,925 SF of second-floor office space, providing a flexible layout for a variety of industrial or service users. The building features I-2 zoning, two overhead doors, a fenced yard, and ample on-site parking. Originally built in 1977 and renovated in 2019, the property also includes a pylon sign for strong visibility and convenient access to I-40, I-44, and I-235, making it an excellent location for businesses needing both functional space and connectivity across the Oklahoma City metro. **\*\*Owner offering three months free rent upfront!\*\***

**Chris Johnson**  
chris@jcgok.com  
405.435.3572

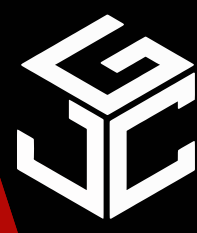


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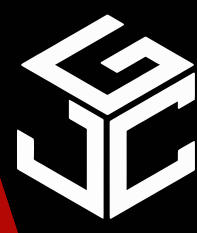
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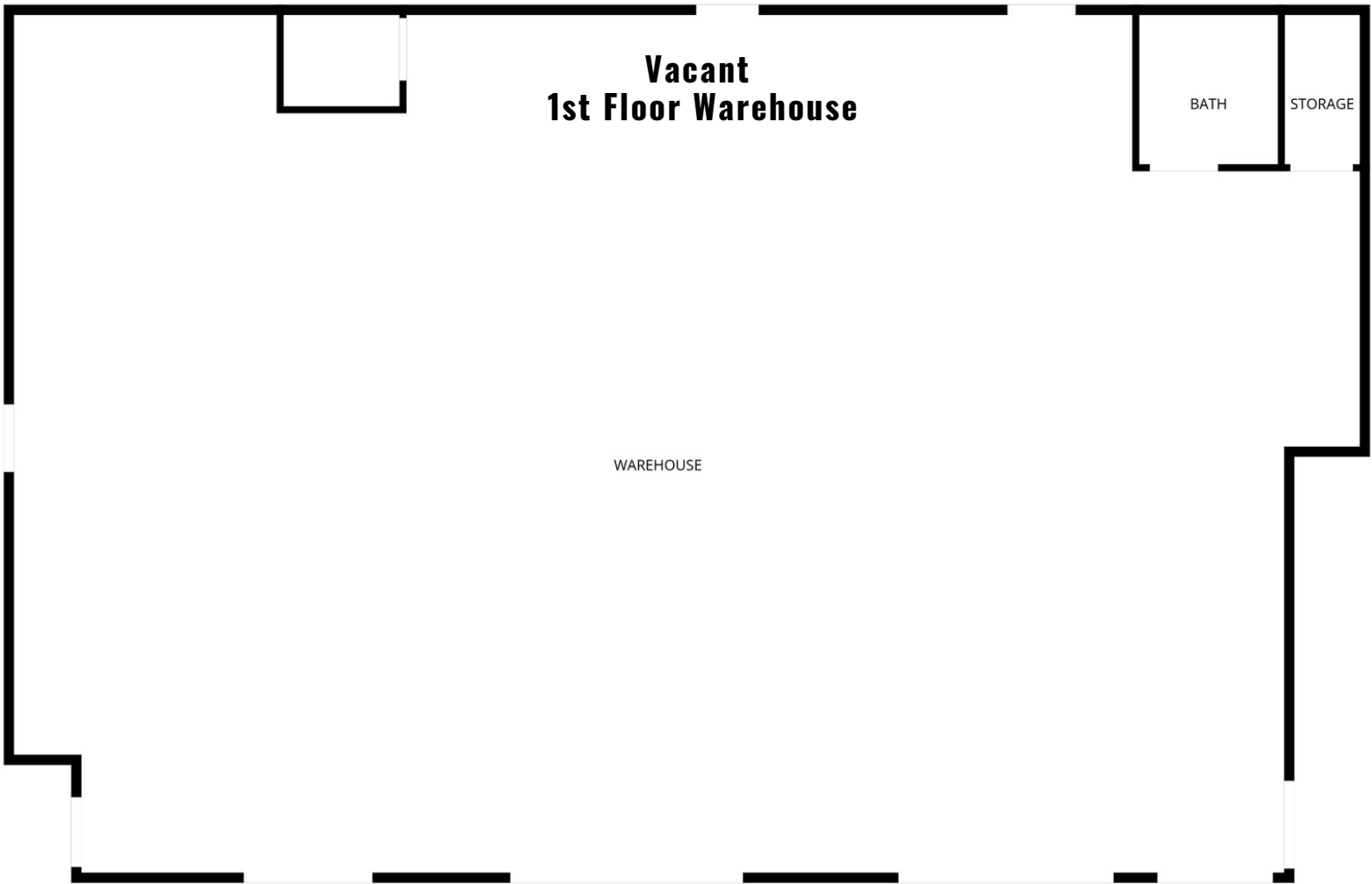
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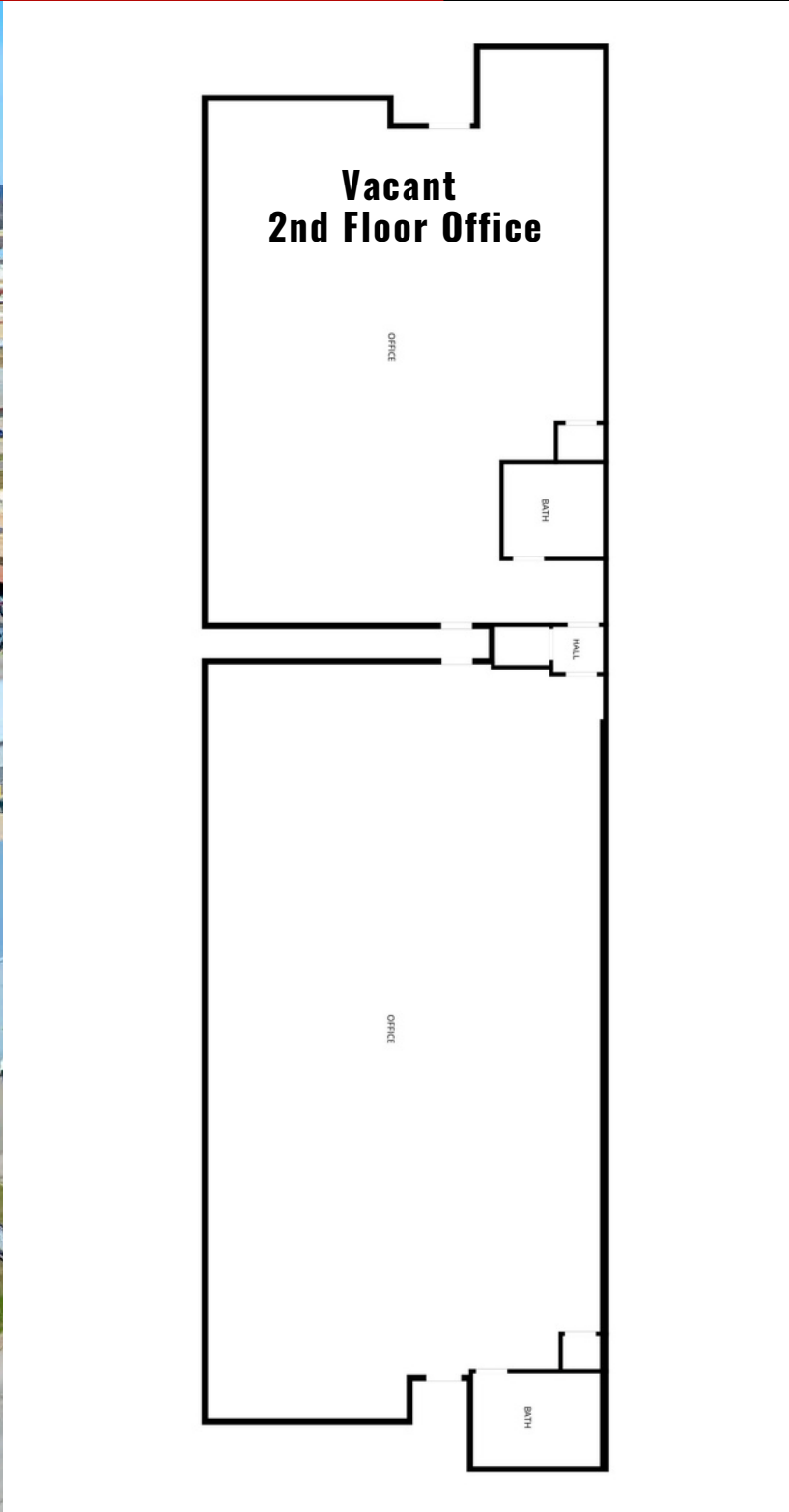
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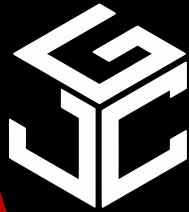


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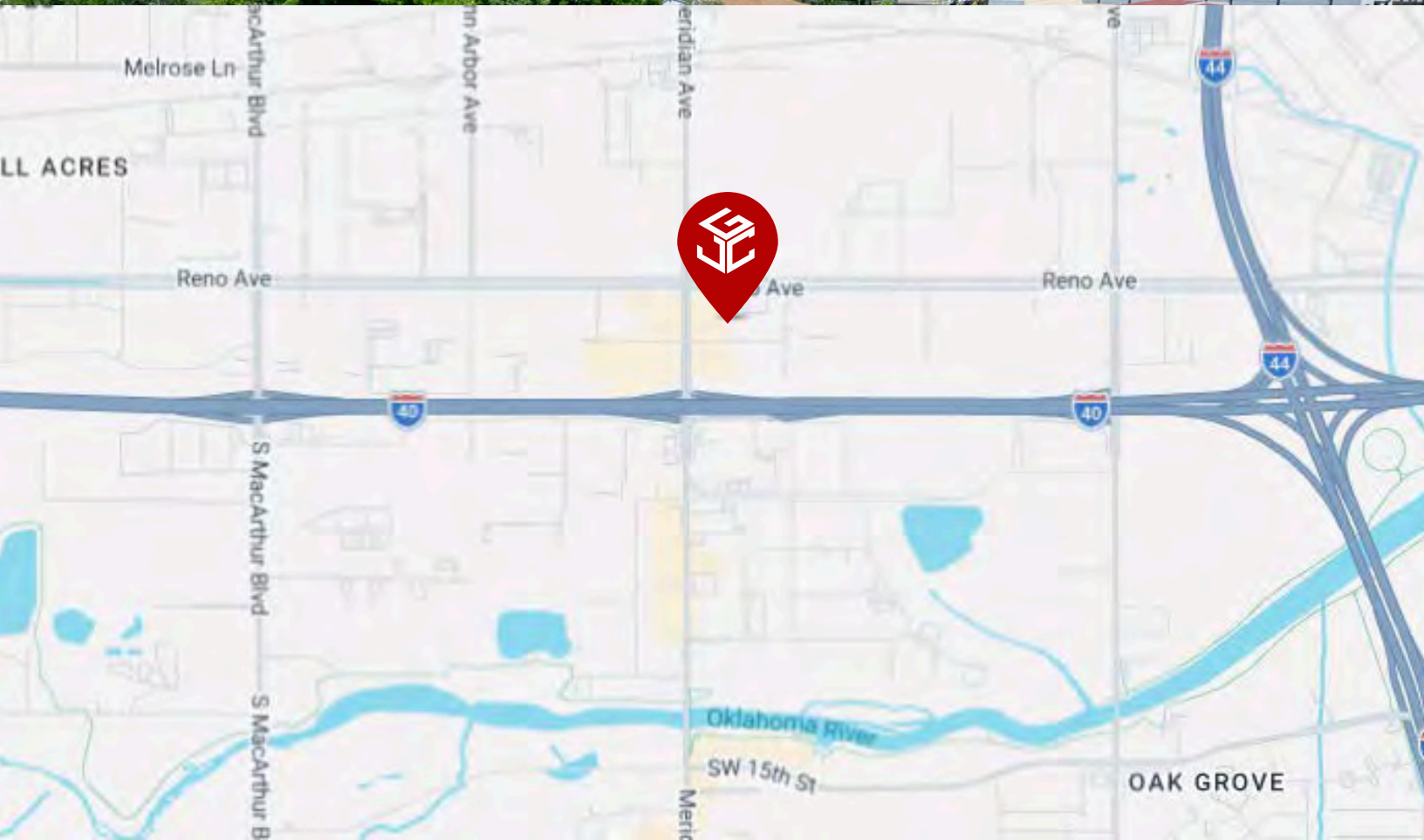
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