



PRICE: \$7.00 SF/YR

# SANTA FE WAREHOUSE

3301 N Santa Fe Ave, Oklahoma City, OK 73118

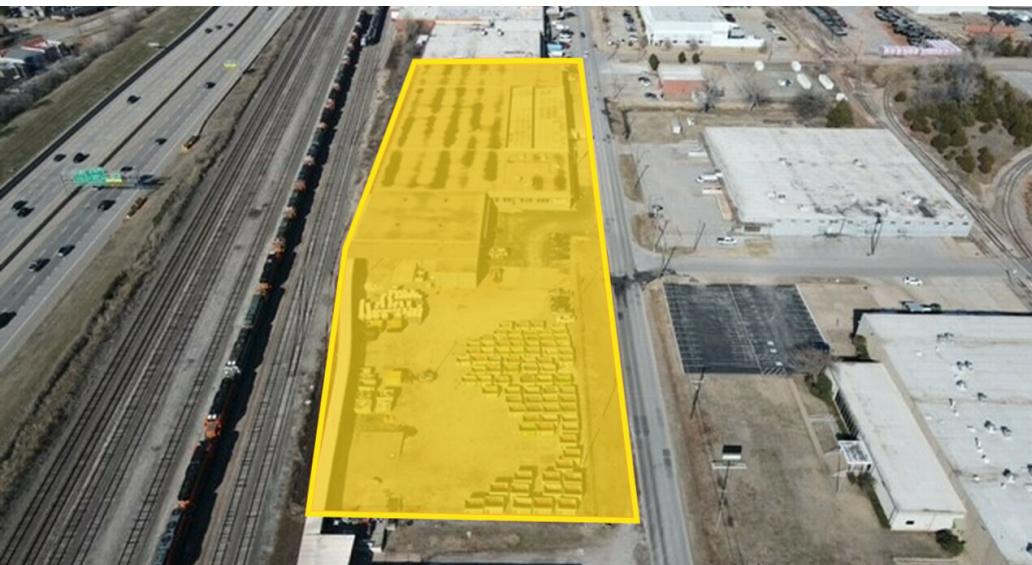
**Brock Lytton**

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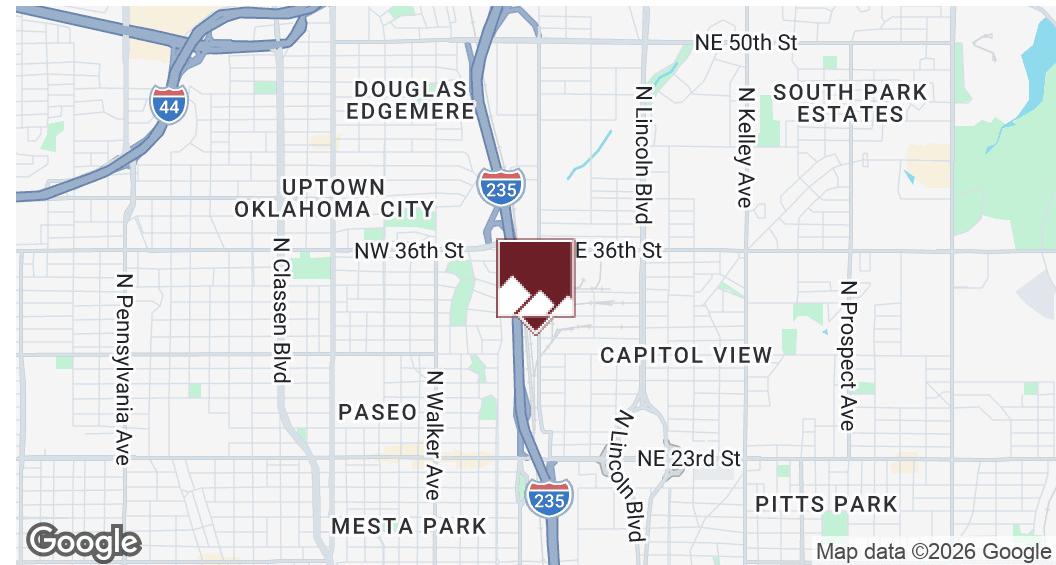
## Property Description

A 20,000 SF industrial warehouse is available, perfect for distribution with a spacious dock-height staging platform that accommodates full-size semi trucks. The warehouse is equipped with 3-phase, 240v power. Additionally, approximately 3,500 SF of office space is also available.

## Offering Summary

Lease Rate	\$7.00 SF/yr (NNN)
Available SF:	23,500 SF
Lot Size:	3.69 Acres

Spaces	Lease Rate	Space Size
Santa Fe Office/Warehouse	\$7.00 SF/yr	23,500 SF



## Location Description

Located in the heart of Oklahoma City, the area surrounding the property offers a wide range of amenities and attractions ideal for Office/Industrial tenants. With easy access to Broadway Extension, a key thoroughfare in OKC, and proximity to the bustling 23rd Street corridor, tenants can enjoy convenient access to numerous services and entertainment options.

## Property Highlights

- 3,500 SF Office / 20,000 SF Warehouse
- Covered Loading Dock Area
- 3 Phase / 240v
- Located off Broadway Extension | Near Downtown

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Maxar Technologies

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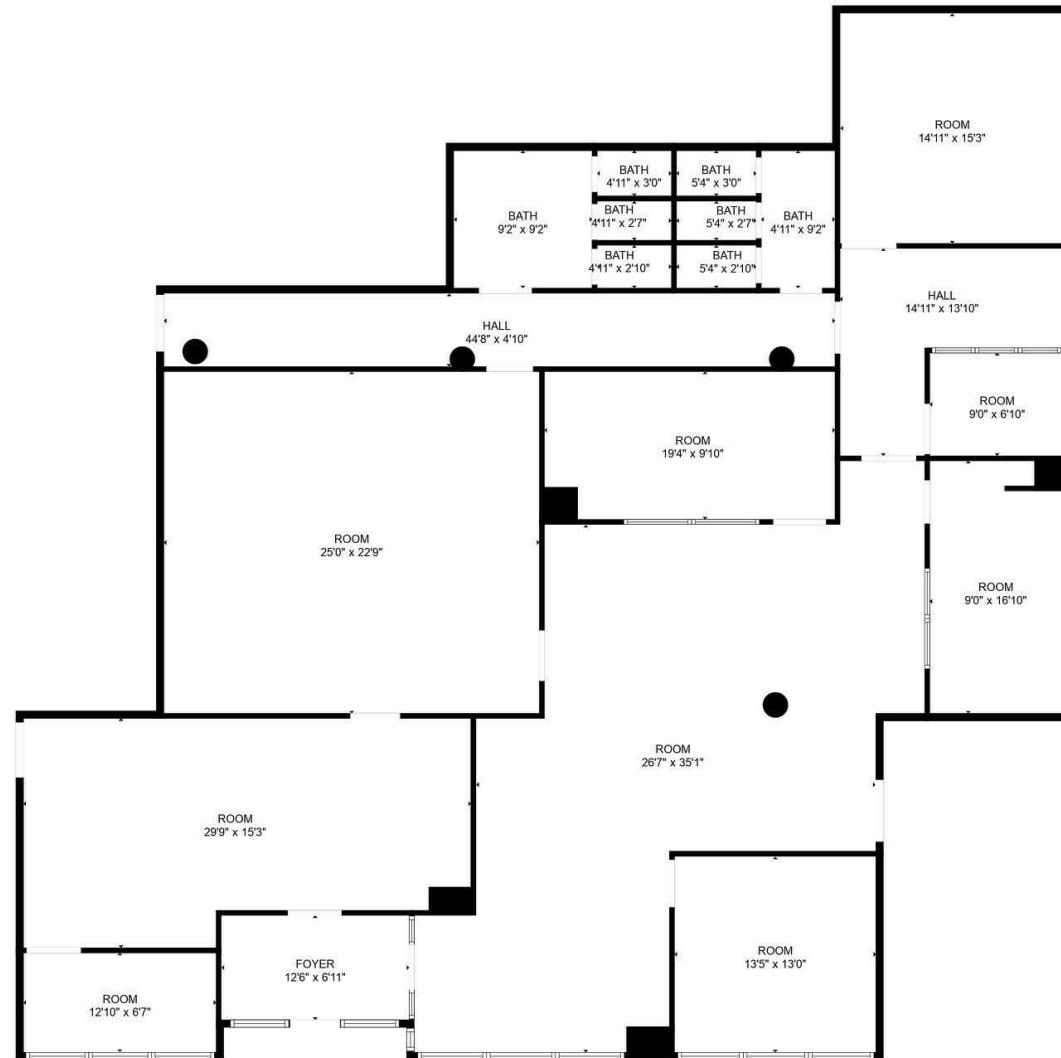
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# SANTA FE WAREHOUSE - OFFICE LAYOUT

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Population	0.3 Miles	0.5 Miles	1 Mile
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Total Population 406 1,587 7,235

Average Age 40 39 39

Average Age (Male) 40 40 39

Average Age (Female) 40 39 39

Households & Income	0.3 Miles	0.5 Miles	1 Mile
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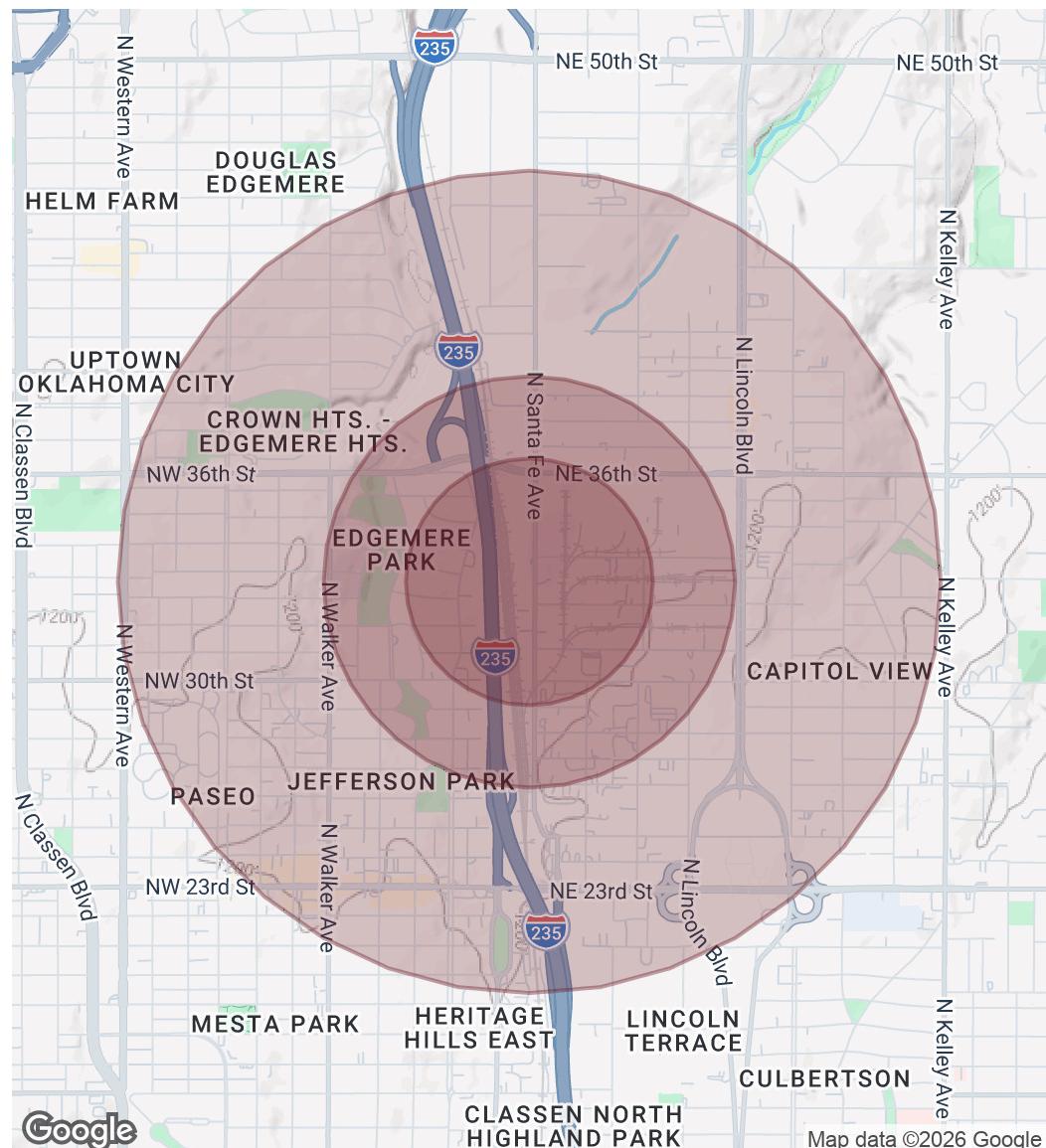
Total Households 232 899 3,800

# of Persons per HH 1.8 1.8 1.9

Average HH Income \$103,234 \$81,761 \$85,206

Average House Value \$529,595 \$401,899 \$339,217

Demographics data derived from AlphaMap



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Contact Broker:

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