

# FOR SALE

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



JohnsonCommercialGroup.com



## Offering Summary

**Sales Price: \$2,450,000**

**Price Per SF: \$98.20 +/-**

**Building Size: 24,950 SF**

**Lot Size: 2 Acres**

**Built In: 1977/2019**

**Zoning: I-2**

**Chris Johnson**  
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405.435.3572

## Property Overview

This 24,950± SF industrial property sits on 2.006 acres and is zoned I-2, offering a versatile opportunity for investors or owner-users. The site includes three buildings, two of which are fully leased while the third is approximately 25% occupied, providing potential for additional income or owner occupancy. Built in 1977 and renovated in 2019, the property features drive-in doors, 28' building height, a fenced yard, and ample parking. Two buildings include upstairs office areas, and the site offers room for additional building expansion. The property also includes a pylon sign for visibility and convenient access to I-40, I-44, and I-235.



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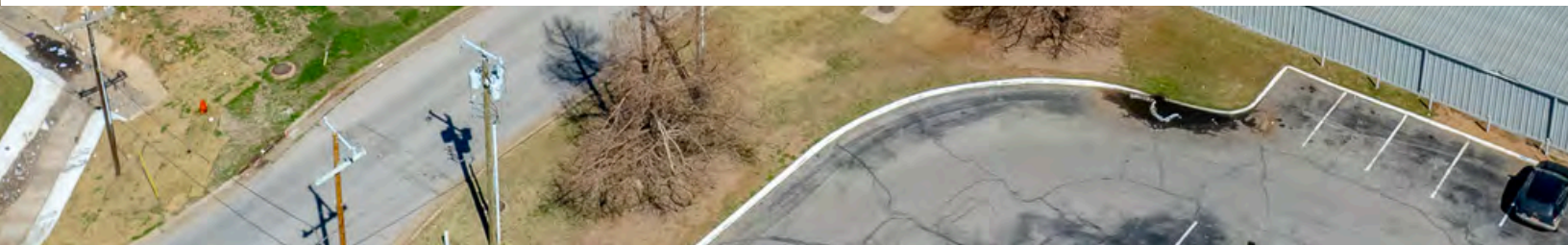
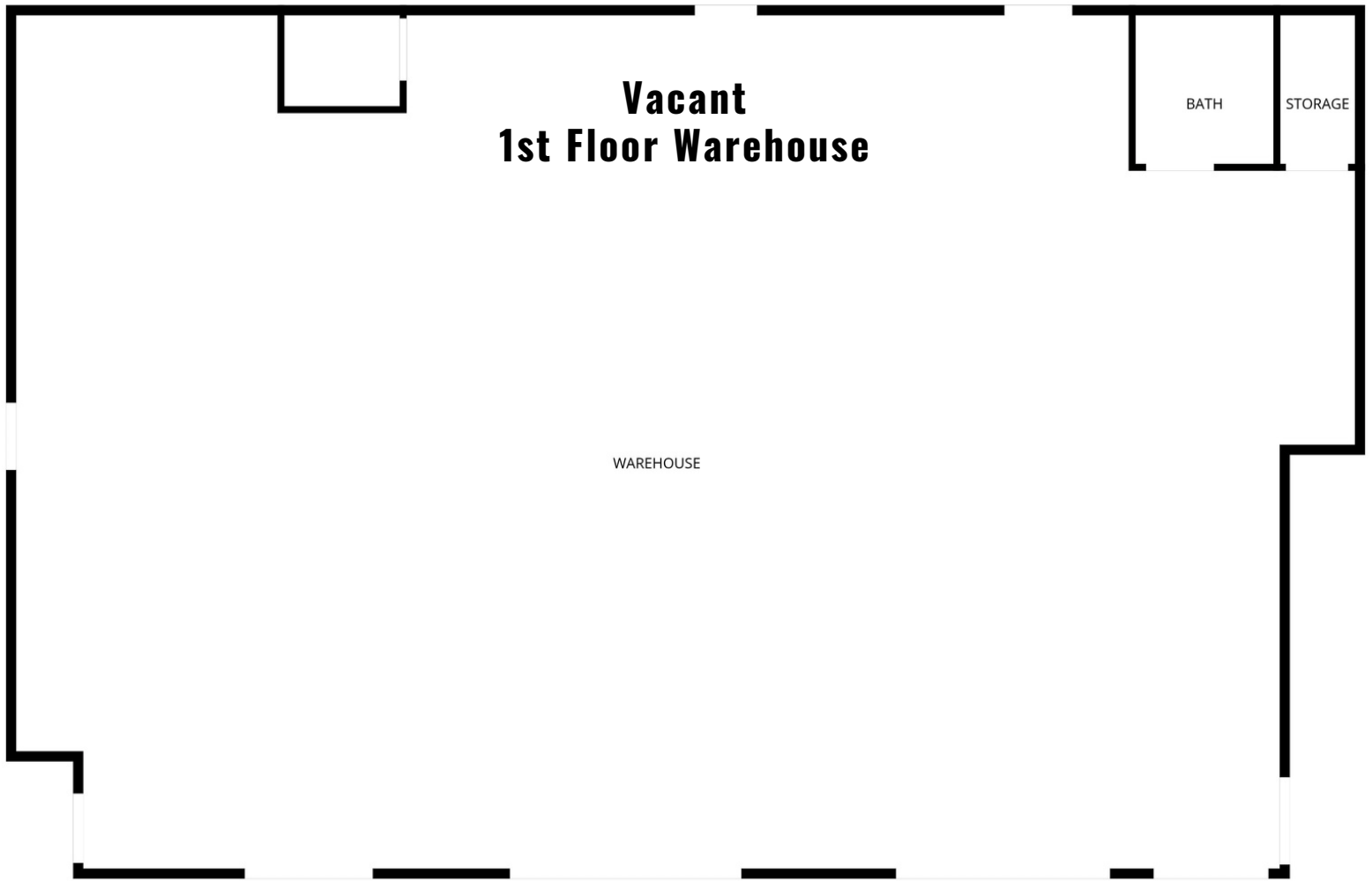
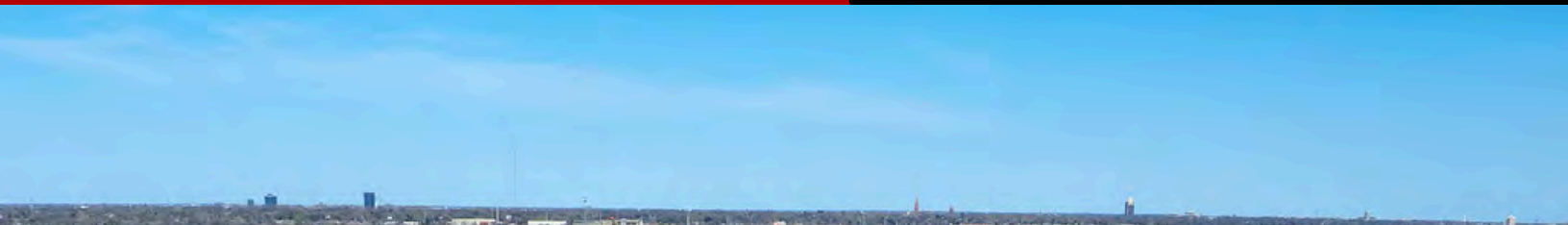
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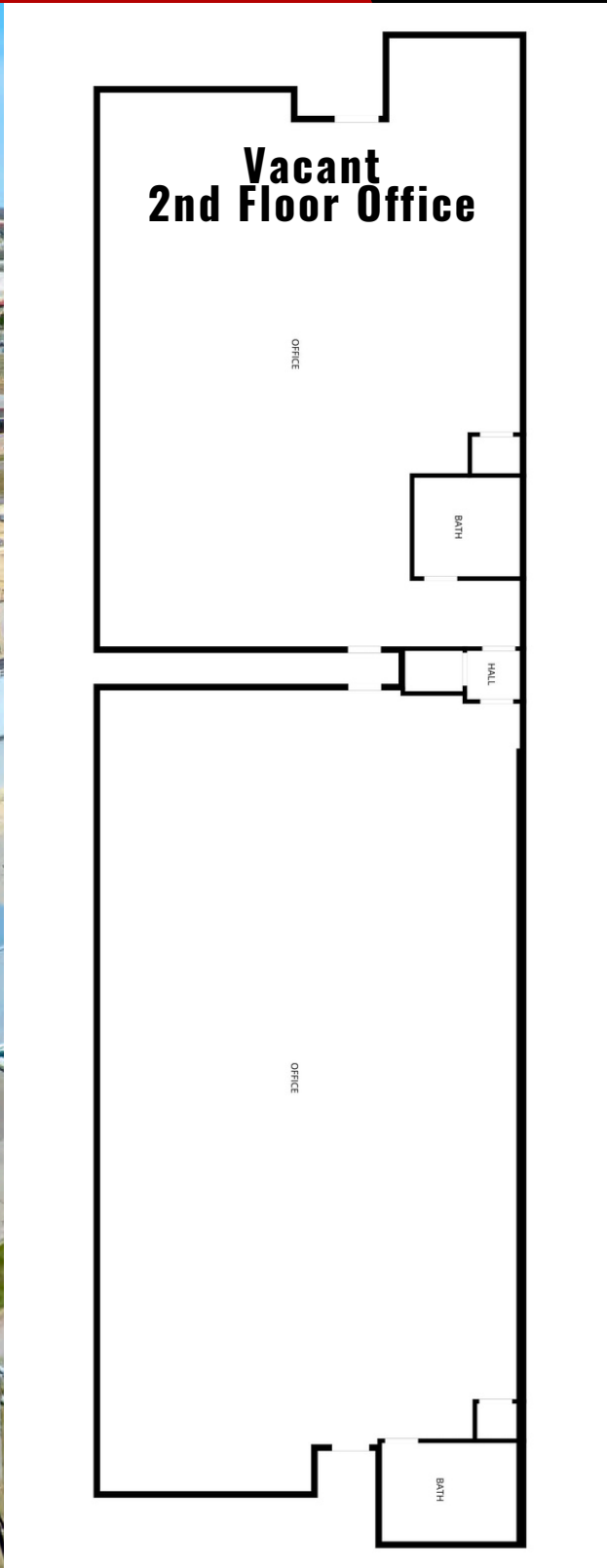


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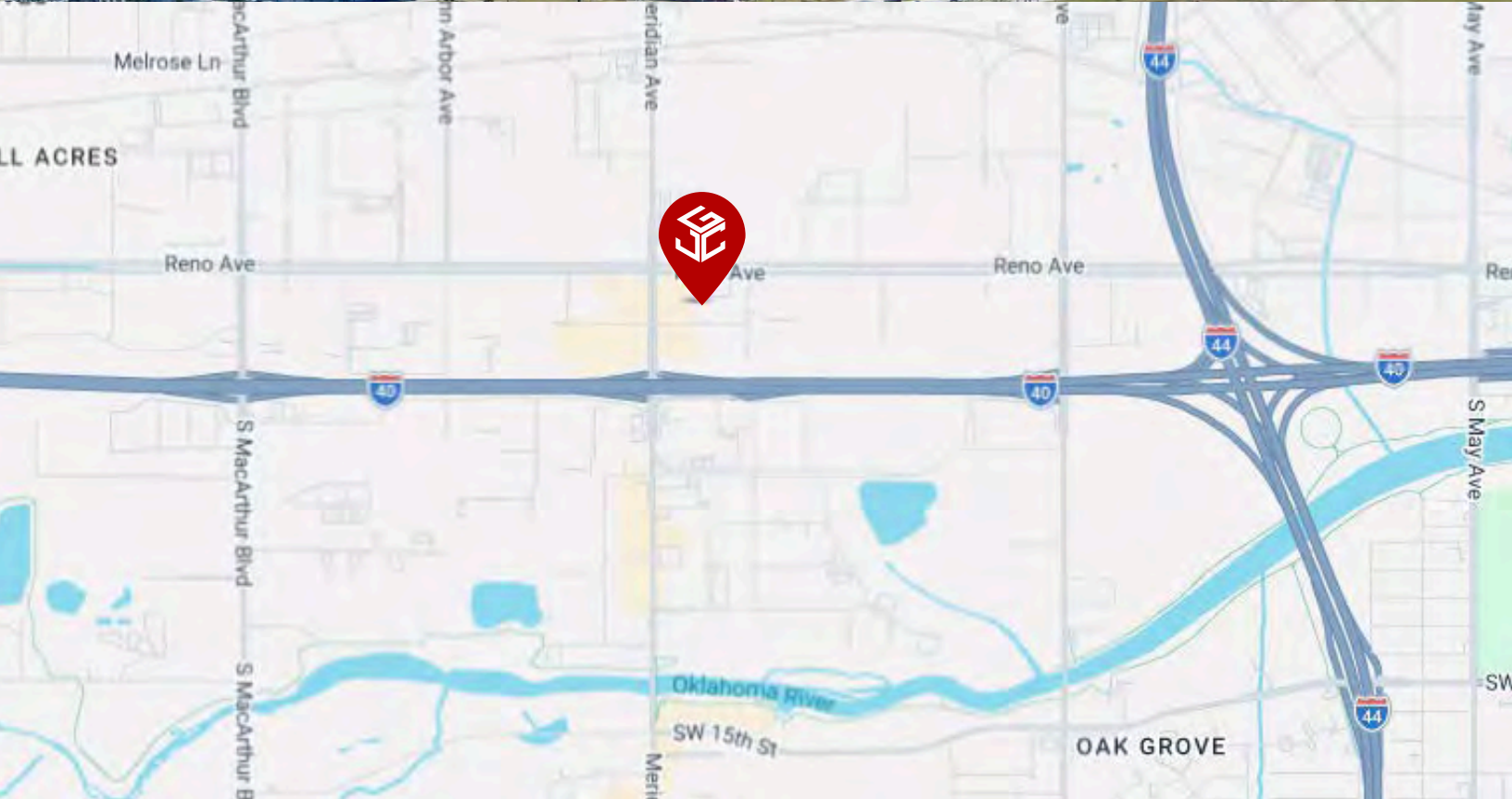
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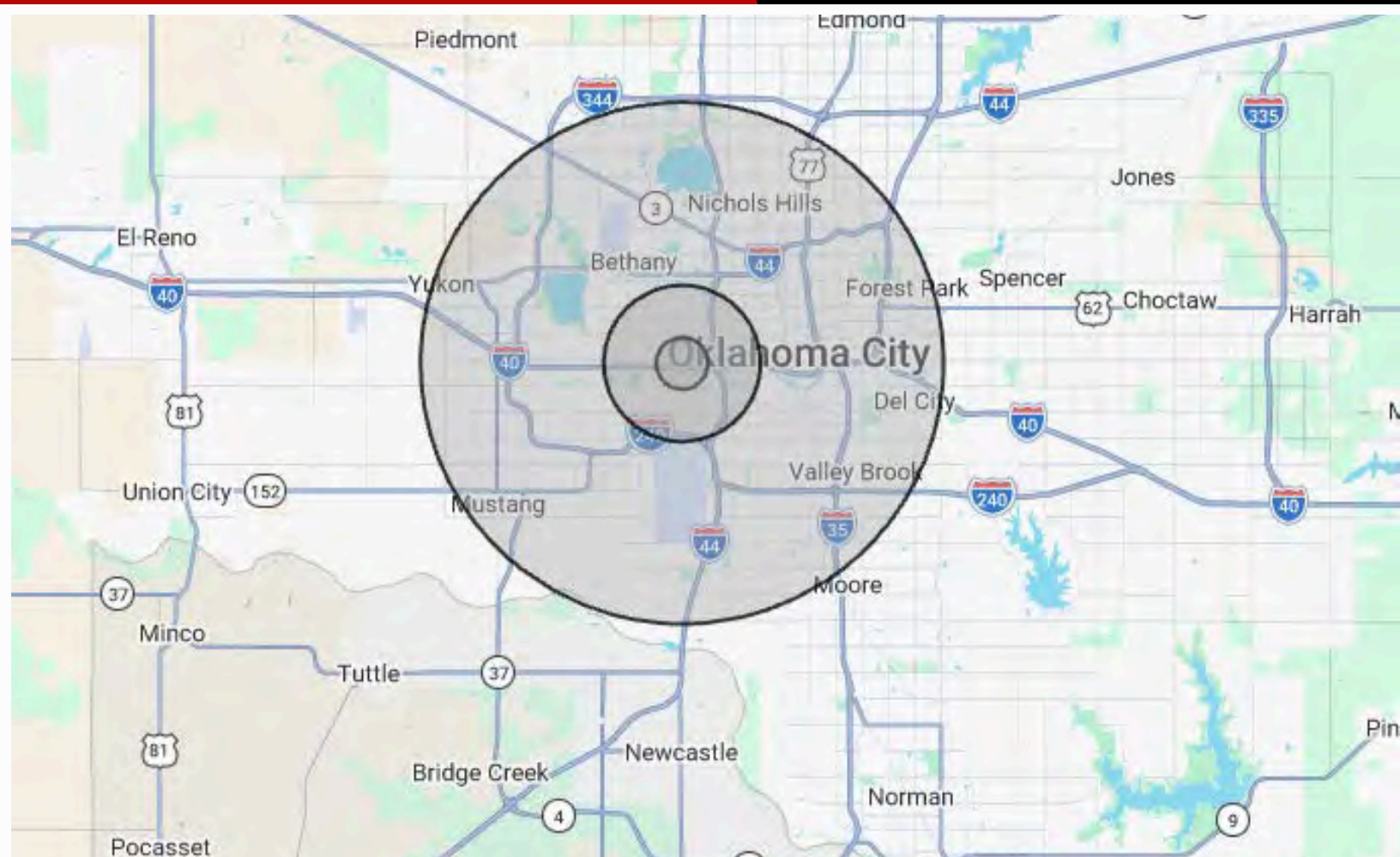
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## Demographics

### 1 MILE

### 3 MILE

### 10 MILE

Population	1,035	67,134	660,58
Average Age	32	33	36
Employment	11,595	43,081	406,831
Households	424	25,686	264,771
Ave. Household Income	\$33,882	\$55,499	\$73,406
Median Household Income	\$25,793	\$43,141	\$55,342

Demographic data provided by CoStar

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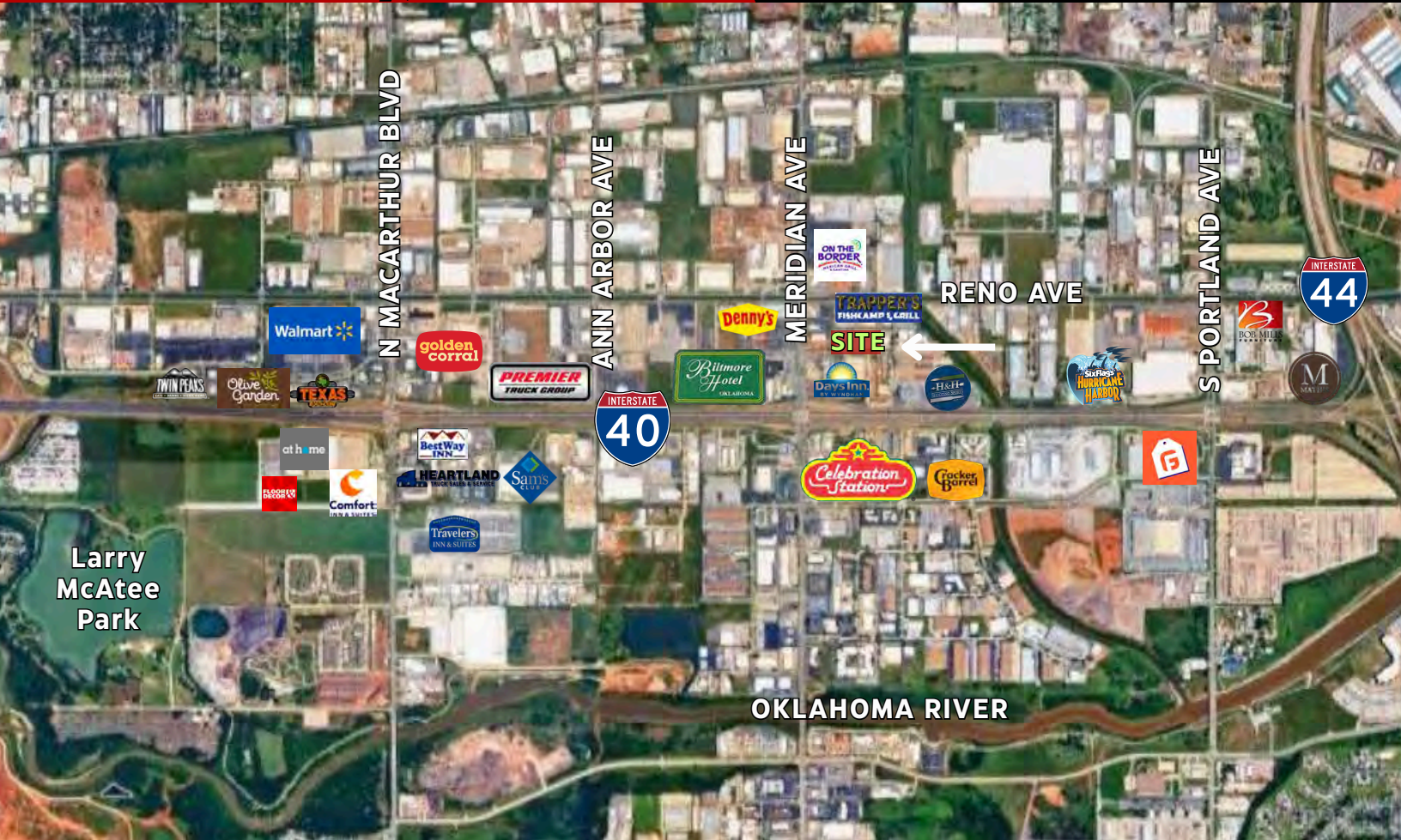
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