



PRICE: \$11.00 SF/YR

5117 NW 3RD ST

Oklahoma City, OK 73127

Brock Lytton

Broker
405.250.9596
brock@moriahrealestate.com

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Property Description

10,170 SF industrial property in Oklahoma City. Boasting 2 OH doors (12x12), one at grade level and one at dock height, along with city utilities, this space offers maximum convenience for tenants. The concrete tilt-up construction ensures durability, while the power capacity of 200 a single phase caters to a range of operational needs. Approximately 2,800 SF of Office and 7,370 SF of warehouse.

Property Highlights

- 2 OH Doors (12x12) - Grade Level and Dock Height
- City Utilities
- Concrete Tilt Up
- Power: 200a Single Phase

Offering Summary

Lease Rate:	\$11.00 SF/yr (NNN)
Building Size:	10,170 SF (2,800 Office / 7,370 Warehouse)
Zoning:	I-2

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	18	157	1,817
Total Population	53	463	4,681
Average HH Income	\$43,049	\$43,066	\$47,633

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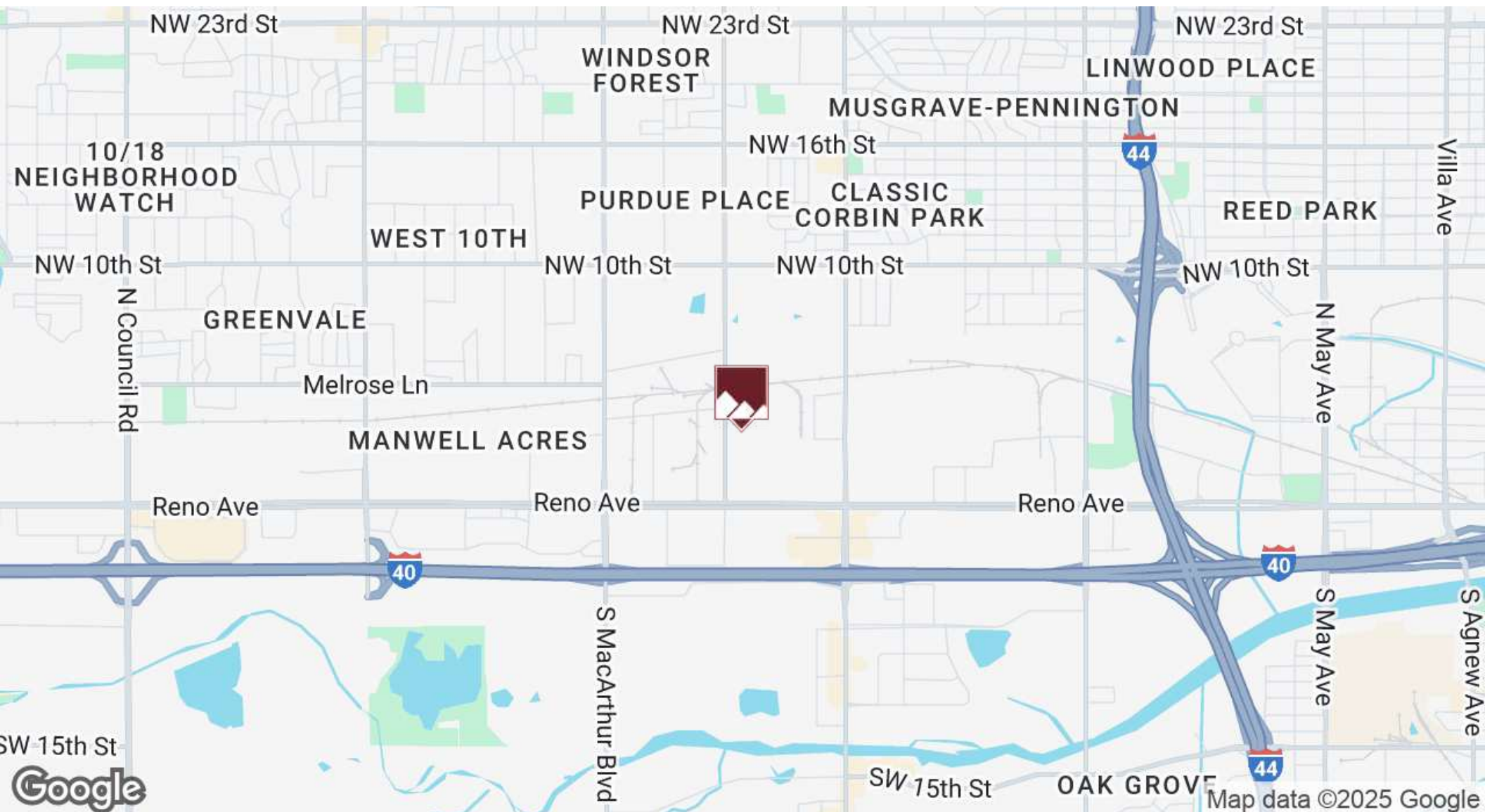
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MORIAH
BROKERAGE SERVICES, LLC

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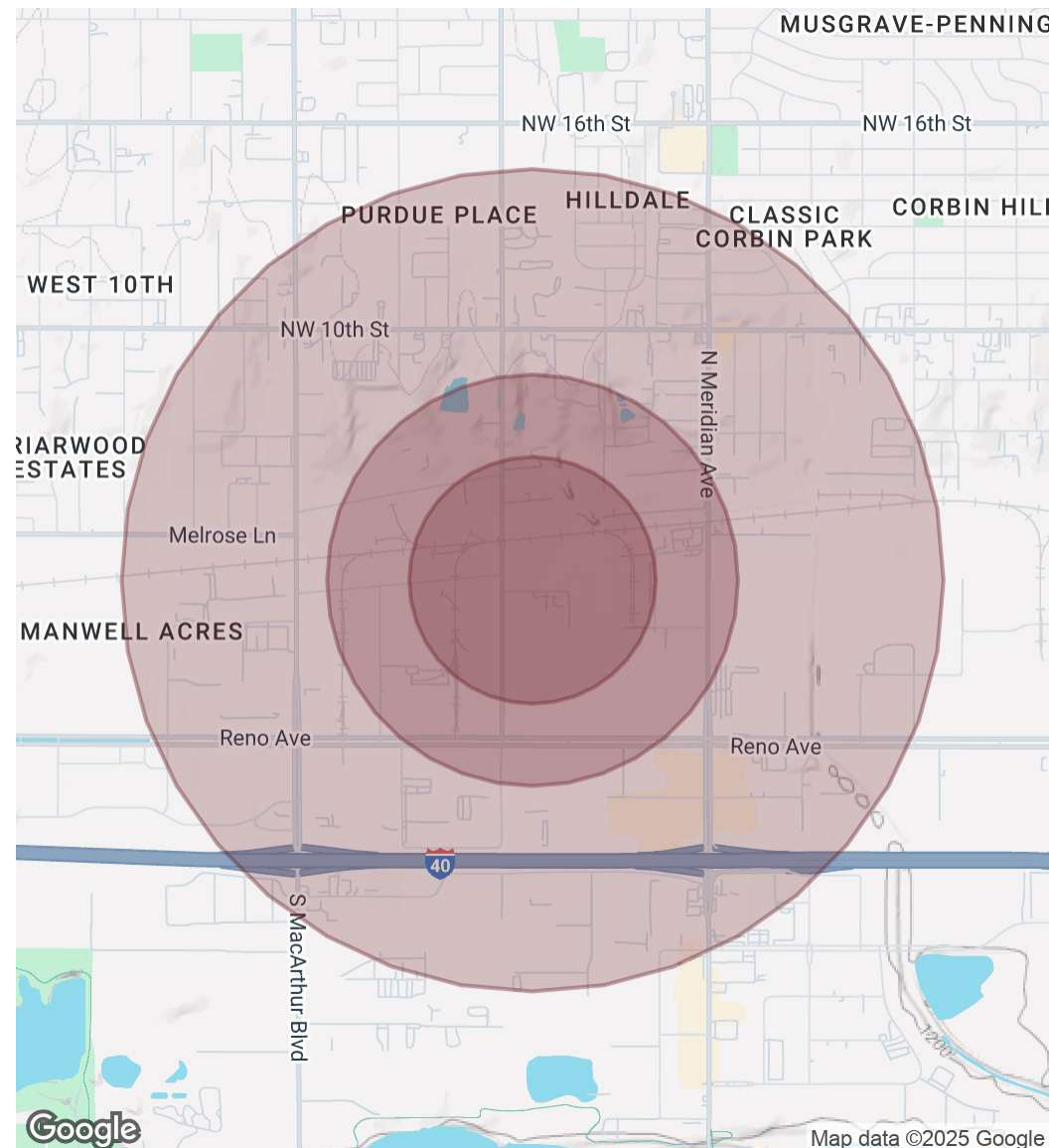
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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	53	463	4,681
Average Age	32	32	34
Average Age (Male)	32	32	34
Average Age (Female)	31	31	34

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	18	157	1,817
# of Persons per HH	2.9	2.9	2.6
Average HH Income	\$43,049	\$43,066	\$47,633
Average House Value	\$69,087	\$75,794	\$116,384

Demographics data derived from AlphaMap



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