Industrial Warehouse For Lease



3204-3208 S.W. 59th Street

Oklahoma City, Oklahoma 73119

PROPERTY HIGHLIGHTS

- 3204 S.W. 59th Street, Suite C: 2,000 SF - \$2,000/Month NNN
- Approx 35%/65% Office to Warehouse Ratio
- Warehouse Space
- (1) Private Office
- Open Area
- Kitchenette
- (1) Restroom
- (1) Grade Level Door (10'W x 12'H)

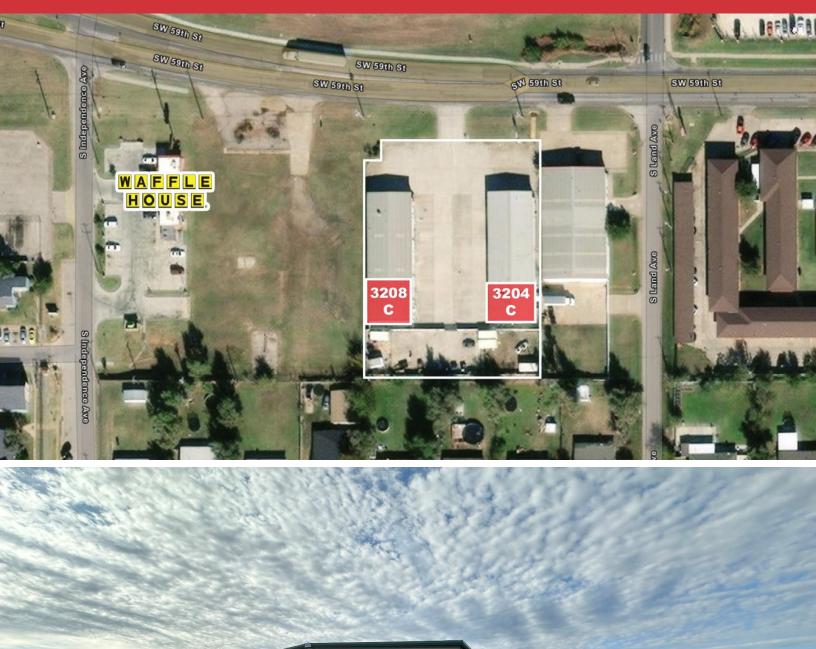
- 3208 S.W. 59th Street, Suite C: 2,000 SF - \$2,000/Month NNN
- Approx 40%/60% Office to Warehouse Ratio
- (3) Private Offices
- Kitchenette
- (1) Restroom
- (1) Grade Level Door (10'W x 12'H)
- Fully Climate Controlled

Amir Shams +1 405 313 0333 amir@naisullivangroup.com Zac McQueen +1 405 476 9199 zac@naisullivangroup.com

+1 405 840 0600 OFFICE

4045 N.W. 64th Street, Suite 340 Oklahoma City, OK 73116

Industrial Warehouse For Lease



Amir Shams +1 405 313 0333 amir@naisullivangroup.com Zac McQueen +1 405 476 9199 zac@naisullivangroup.com

+1 405 840 0600 OFFICE

4045 N.W. 64th Street, Suite 340 Oklahoma City, OK 73116

Industrial Warehouse For Lease



2,000 SF

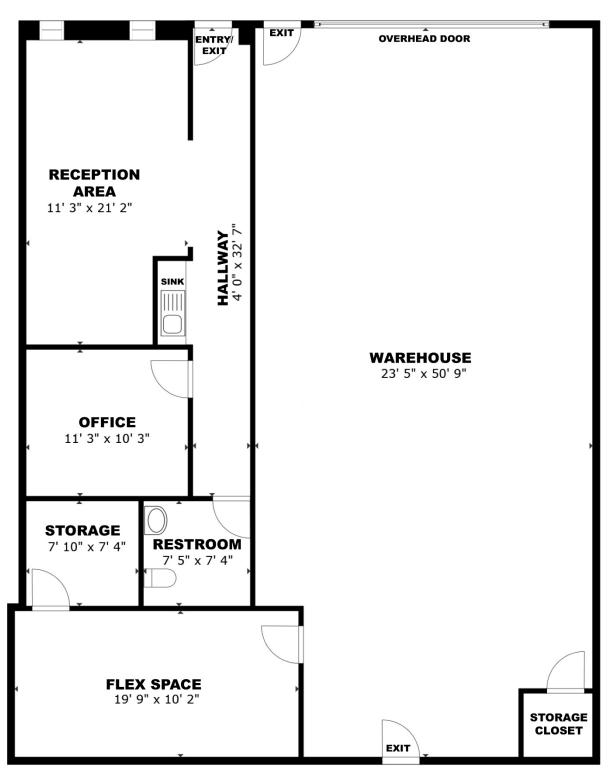
Amir Shams +1 405 313 0333 amir@naisullivangroup.com Zac McQueen +1 405 476 9199 zac@naisullivangroup.com +1 405 840 0600 OFFICE

4045 N.W. 64th Street, Suite 340 Oklahoma City, OK 73116

Industrial Warehouse For Lease



3204 SUITE C



Amir Shams +1 405 313 0333 amir@naisullivangroup.com

Zac McQueen +1 405 476 9199 zac@naisullivangroup.com

+1 405 840 0600 OFFICE

4045 N.W. 64th Street, Suite 340 Oklahoma City, OK 73116

Industrial Warehouse For Lease





2,000 SF

Amir Shams +1 405 313 0333 amir@naisullivangroup.com

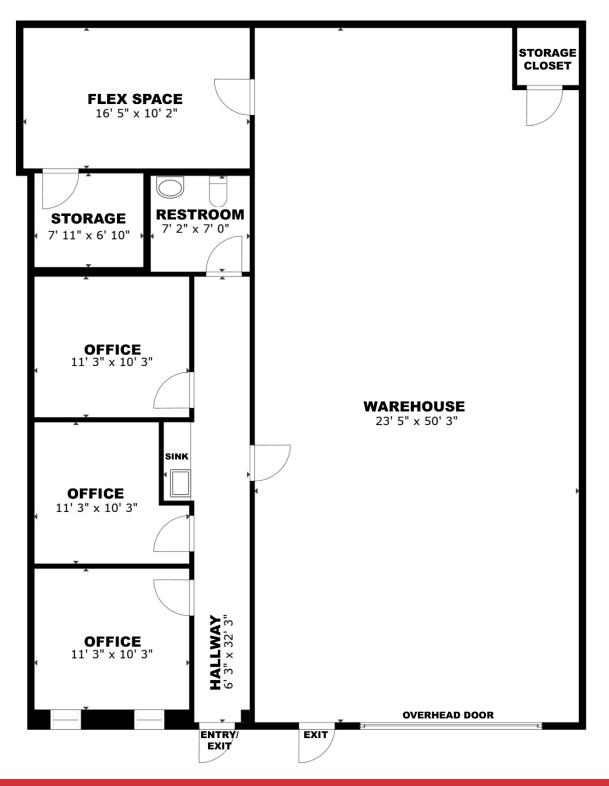
Zac McQueen +1 405 476 9199 zac@naisullivangroup.com +1 405 840 0600 OFFICE

4045 N.W. 64th Street, Suite 340 Oklahoma City, OK 73116

Industrial Warehouse For Lease



3208 SUITE C



Amir Shams +1 405 313 0333 amir@naisullivangroup.com Zac McQueen +1 405 476 9199 zac@naisullivangroup.com

+1 405 840 0600 OFFICE

4045 N.W. 64th Street, Suite 340 Oklahoma City, OK 73116

Industrial Warehouse For Lease



LOCATION HIGHLIGHTS

- Very quick access to I-44
- 5 Minute Drive to Will Rogers World Airport
- Located in a Residential Area Excellent for Residential Service Business

Population	1 Mile:	3 Miles:	5 Miles:
	13,264	89,867	168,520
Average Household	1 Mile:	3 Miles:	5 Miles:
Income	\$49,861	\$53,081	\$60,884
Total Households	1 Mile:	3 Miles:	5 Miles:
	4,797	32,661	62,289

Amir Shams +1 405 313 0333 amir@naisullivangroup.com

Zac McQueen +1 405 476 9199 zac@naisullivangroup.com

+1 405 840 0600 OFFICE

4045 N.W. 64th Street, Suite 340 Oklahoma City, OK 73116

www.naisullivangroup.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.