

3601 & 3617 S.W. 44TH STREET
OKLAHOMA CITY, OK 73119



Industrial Buildings For Sale
11,161 Total SF on 2 Acres MOL
Sales Price: \$1,675,000

NAIRED COMMERCIAL
REAL ESTATE

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PROPERTY OVERVIEW

TOTAL SF	11,161 TOTAL SF
LOT SIZE	2 ACRES +/-
ZONING	SPUD 998 & SPUD 1105
POWER	200 AMPS EACH
YARD	PARTIAL FENCED

- Industrial Area near Will Rogers International Airport
- Property has Visibility on I-44 & Airport Road
- Ample Parking & Outside Storage Area

DEMOGRAPHICS



POPULATION

1 MILE: 9,310
3 MILES: 72,439
5 MILES: 180,842



AVERAGE HOUSEHOLD INCOME

1 MILE: \$41,220
3 MILES: \$51,096
5 MILES: \$58,141



TOTAL HOUSEHOLDS

1 MILE: 3,093
3 MILES: 24,816
5 MILES: 66,942



0.5 MILE FROM I-44
2.5 MILES FROM I-240
3.5 MILES FROM I-40
4.5 MILES FROM I-35

3601 S.W. 44TH STREET

- Built in 2022
- Approximately 3,050 SF Office Area
- Approximately 3,111 SF Shop Area
- 14' Eve Height
- (3) 12' Drive In Doors
- 1.5 Acres of Land
- SPUD-998 Zoning Allows for Auto & RV Storage & Sales



3617 S.W. 44TH STREET

- Built in 1982 & Remodeled in 2022
- Approximately 600 SF Office Area
- Approximately 4,400 SF Shop Area
- 14' Eve Height
- (9) 12' Drive In Doors
- 0.50 Acres of Land
- SPUD-1055 Zoning
- Electrified Security Fenced



3601 & 3617 S.W. 44TH STREET AERIAL



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