

200 N.E. 34TH STREET
OKLAHOMA CITY, OK 73105

Industrial Building For Lease

33,970 SF on 1.61 Acres MOL

Lease Price: \$7.50/SF/YR + NNN



NAIRED

COMMERCIAL
REAL ESTATE

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405.840.0600
NAIRED.COM

AMIR SHAMS
405.313.0333
AMIR@NAIRED.COM

ZAC MCQUEEN
405.476.9199
ZAC@NAIRED.COM

MASON CONWAY
405.531.6272
MASON@NAIRED.COM



PROPERTY HIGHLIGHTS

- (3) Dock High Doors (8' x 8')
- (2) Grade Level Doors
- (1) 14' x 12'
- (1) 16' x 20'
- Office Space Build to Suit
- (2) ADA Restrooms
- 3 Phase Power
- Built in 2023
- Fenced Yard Available
- 24' Clear Height
- High-Clear Ceiling Height accommodates Racking or Big-Box Storage
- Zoned: I-2

LOCATION HIGHLIGHTS

- Excellent Santa Fe Submarket Location
- Ample Concrete Parking Lot
- Great Access to I-235 & I-44
- Strategic Distribution Radius
- Within a 250-mile Concentric Circle Covering Dallas, Tulsa, Wichita, and Little Rock Metro Markets.
- Logistics Advantage: 17-minute trip to Will Rogers World Airport Cargo Terminals for Airfreight

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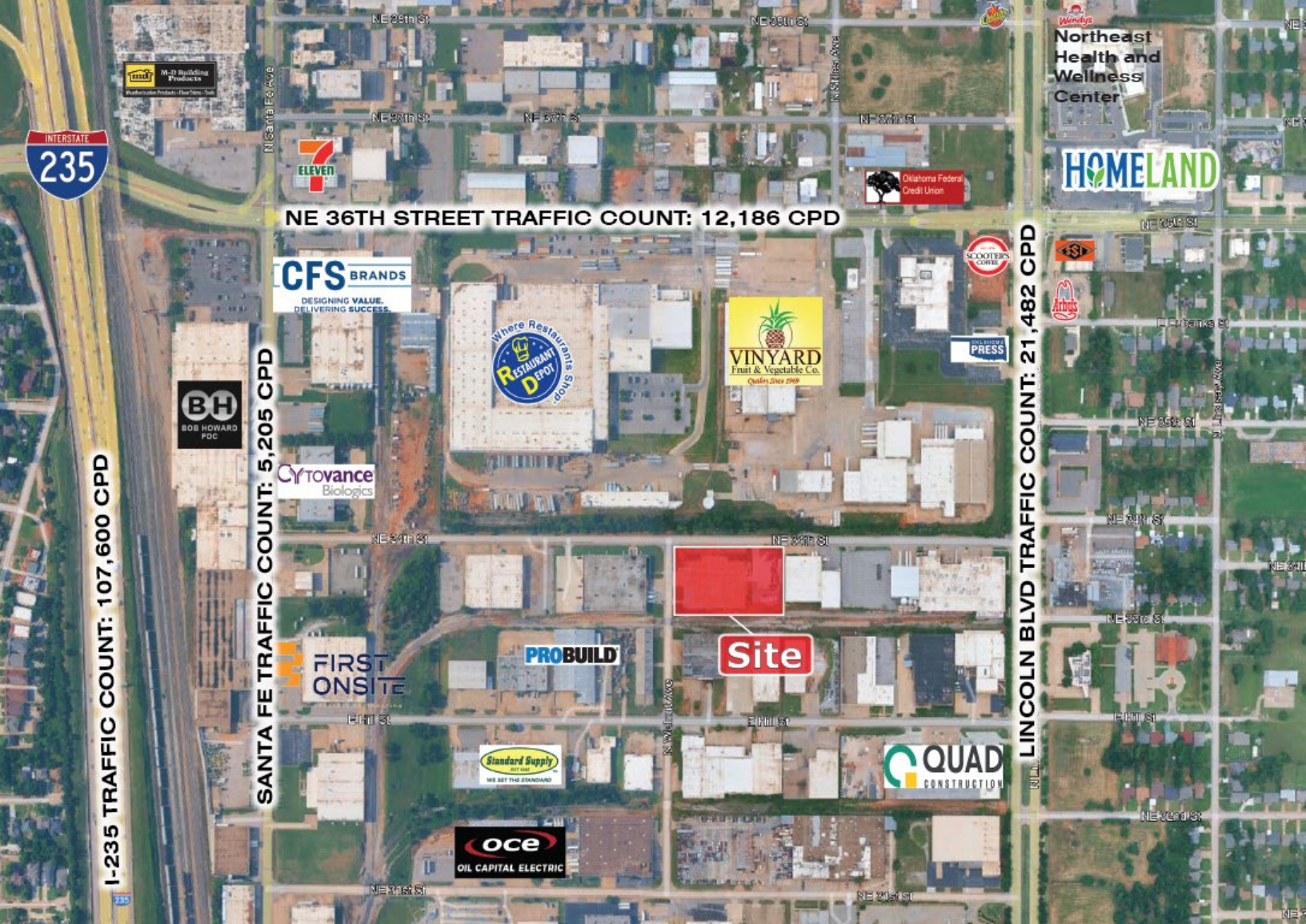
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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	6,260	72,299	157,701
AVERAGE HOUSEHOLD INCOME	\$59,242	\$70,253	\$69,985
TOTAL HOUSEHOLDS	3,308	34,306	69,527

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