

FOR LEASE

6415 S I-35 Service Rd.
Oklahoma City, OK 73149



Johnson
Commercial Group

JohnsonCommercialGroup.com



Offering Summary

Building Size: 7,200 SF +/-
Lease Rate: \$7.50
NNN Rate: \$0.65 SF
Min Divisible: 7,200 SF +/-
Lot Size: .40 Acres
Zoning: I-2
Year Built: 1968
Available SF: 7,200 SF +/-

Property Overview

An industrial building, situated on the South I-35 Service Road just north of I-240 and SE 66th Street, is available for lease. With substantial traffic counts of 113,906 vehicles/day on I-35 and 103,902 on I-240, the location offers high visibility. The office area includes a front showroom/office space, a storage closet, and a single restroom. In the warehouse, tenants will find a storage room with 1 overhead door (10'x10'), interior garage space, in ground storm shelter, a single restroom, and 2 drive-in doors with loading docks (14'x10'). The property features 16 FT ceilings, a fenced lot, ample parking in front of the building, making it an enticing option for businesses seeking industrial space.

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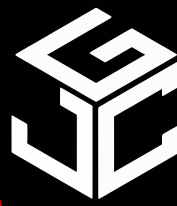
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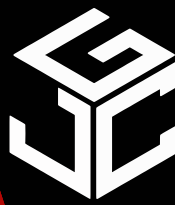
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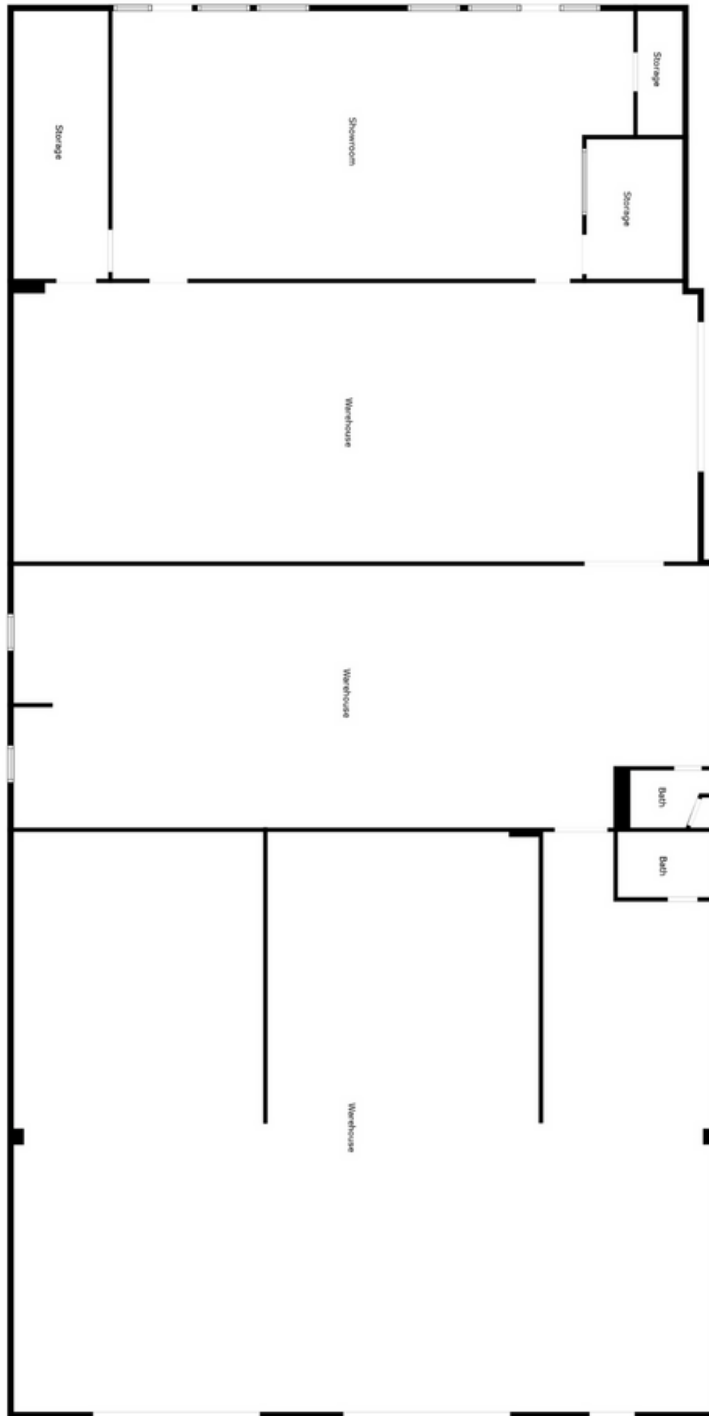
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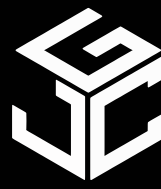
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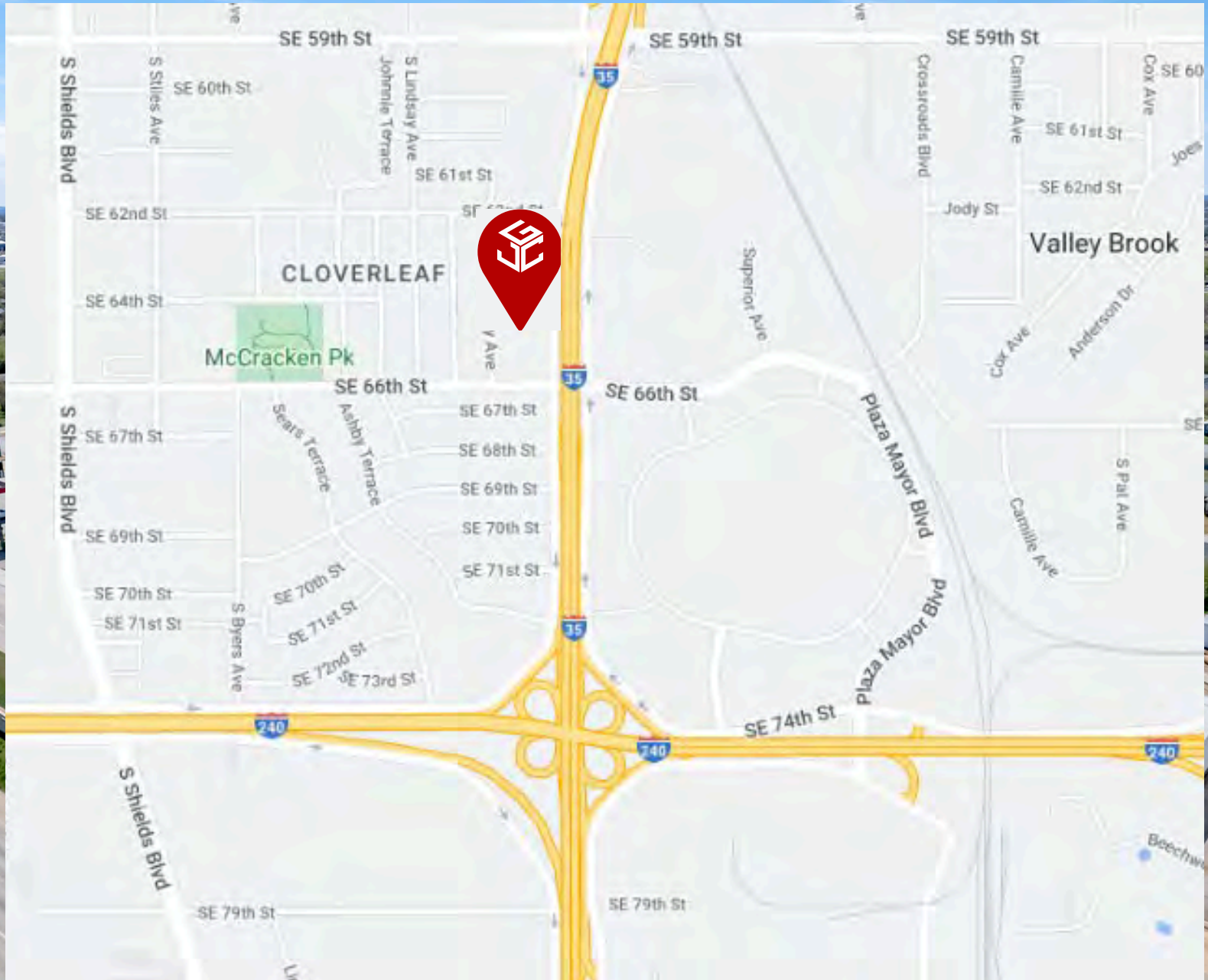
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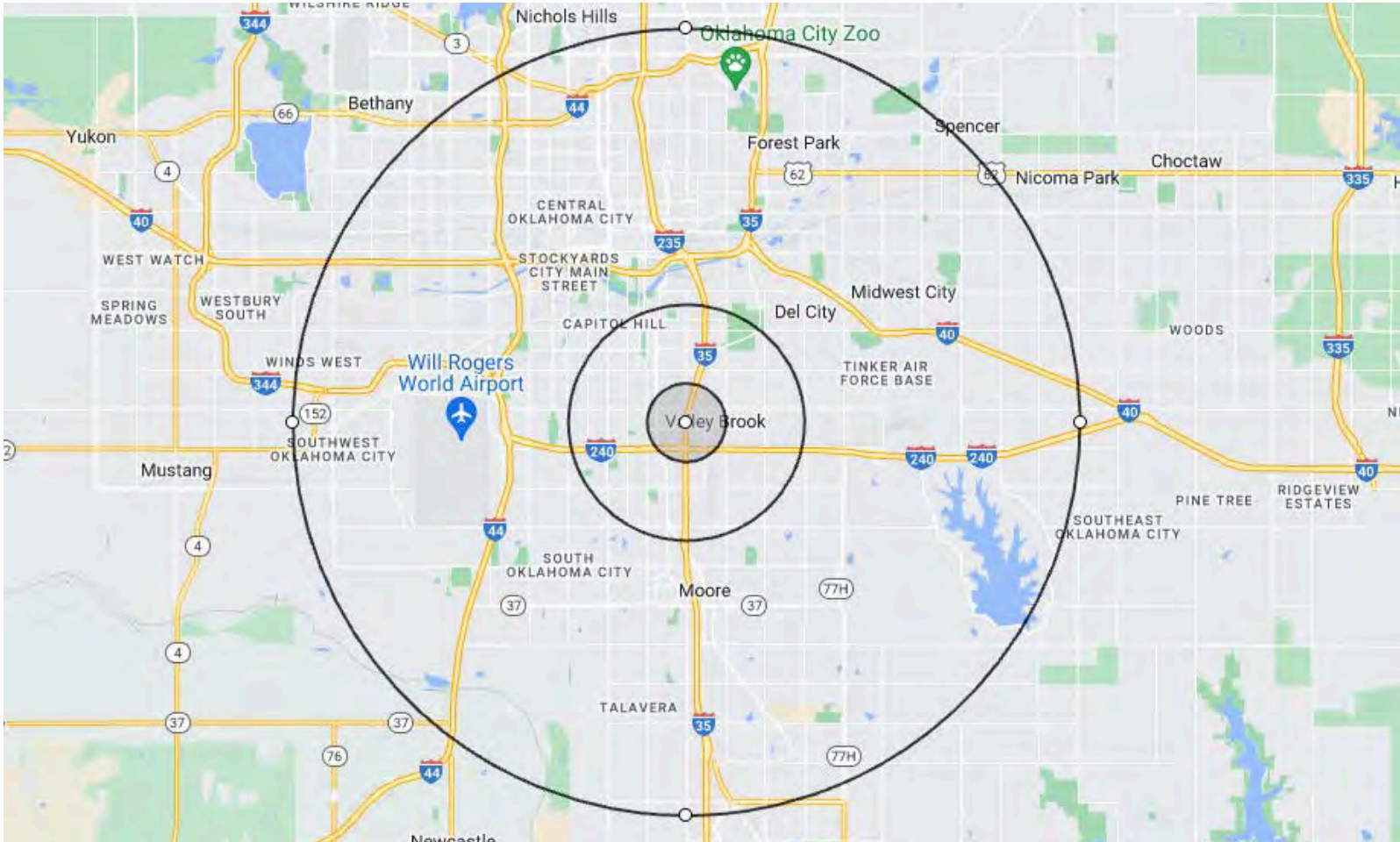
FOR SALE

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Demographics

1 MILE

3 MILE

10 MILE

Population	4,975	78,026	531,715
Average Age	35	35	37
Employment	6,395	42,089	305,487
Households	1,825	29,717	209,323
Ave. Household Income	\$45,221	\$53,449	\$69,875
Median Household Value	\$36,475	\$42,560	\$53,722

Traffic Count

Average Daily Volume

120,555 Vehicles

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