

# FOR LEASE

6600 S I-35 Service Rd.  
OKC, OK 73149



**Johnson**  
Commercial Group

JohnsonCommercialGroup.com



## Offering Summary    Property Overview

**Building Size: 12,000 SF**

**Lease Rate: \$5.75/SF**

**NNN Rate: \$1.75/SF**

**Lot Size: 1.02 Acres**

**Clear Height: 16'**

**Zoning: I-2**

**Year Built: 2022**

**Class: C**

A newly constructed 12,000 SF industrial building on the I-35 Service Road, just north of I-240 and SE 66th Street, is now available for lease. Zoned I-2, this property offers a 16-foot clear height, three 12'x12' overhead doors, LED lighting, two restrooms, and a dedicated office space. With 113,906 vehicles per day, it offers prime frontage along I-35, ensuring exceptional visibility and accessibility. The fenced and gated lot provides ample parking, making it an ideal location for industrial, warehouse, or distribution operations.

**Chris Johnson**  
chris@jcgok.com  
405.435.3572



**BRICK & BEAM**  
REALTY



# FOR LEASE

6600 S I-35 Service Rd.  
OKC, OK 73149



**Johnson**  
Commercial Group

JohnsonCommercialGroup.com



**Chris Johnson**  
chris@jcgok.com  
405.435.3572



**BRICK & BEAM**  
REALTY



# FOR LEASE

6600 S I-35 Service Rd.  
OKC, OK 73149



**Johnson**  
Commercial Group

[JohnsonCommercialGroup.com](http://JohnsonCommercialGroup.com)



**Chris Johnson**  
[chris@jcgok.com](mailto:chris@jcgok.com)  
405.435.3572



**BRICK & BEAM**  
REALTY



# FOR LEASE

6600 S I-35 Service Rd.  
OKC, OK 73149



**Johnson**  
Commercial Group

[JohnsonCommercialGroup.com](http://JohnsonCommercialGroup.com)



**Chris Johnson**  
[chris@jcgok.com](mailto:chris@jcgok.com)  
405.435.3572



**BRICK & BEAM**  
REALTY



# FOR LEASE

6600 S I-35 Service Rd.  
OKC, OK 73149



## Johnson

Commercial Group

[JohnsonCommercialGroup.com](http://JohnsonCommercialGroup.com)



**Chris Johnson**  
[chris@jcgok.com](mailto:chris@jcgok.com)  
405.435.3572



**BRICK & BEAM**  
REALTY



# FOR LEASE

6600 S I-35 Service Rd.  
OKC, OK 73149



## Johnson

Commercial Group

[JohnsonCommercialGroup.com](http://JohnsonCommercialGroup.com)



**Chris Johnson**  
[chris@jcgok.com](mailto:chris@jcgok.com)  
405.435.3572



**BRICK & BEAM**  
REALTY

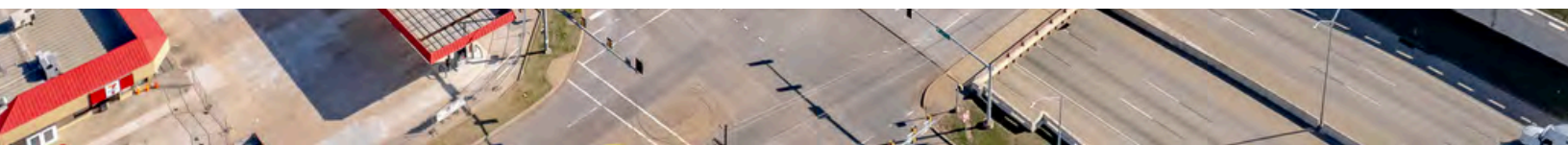
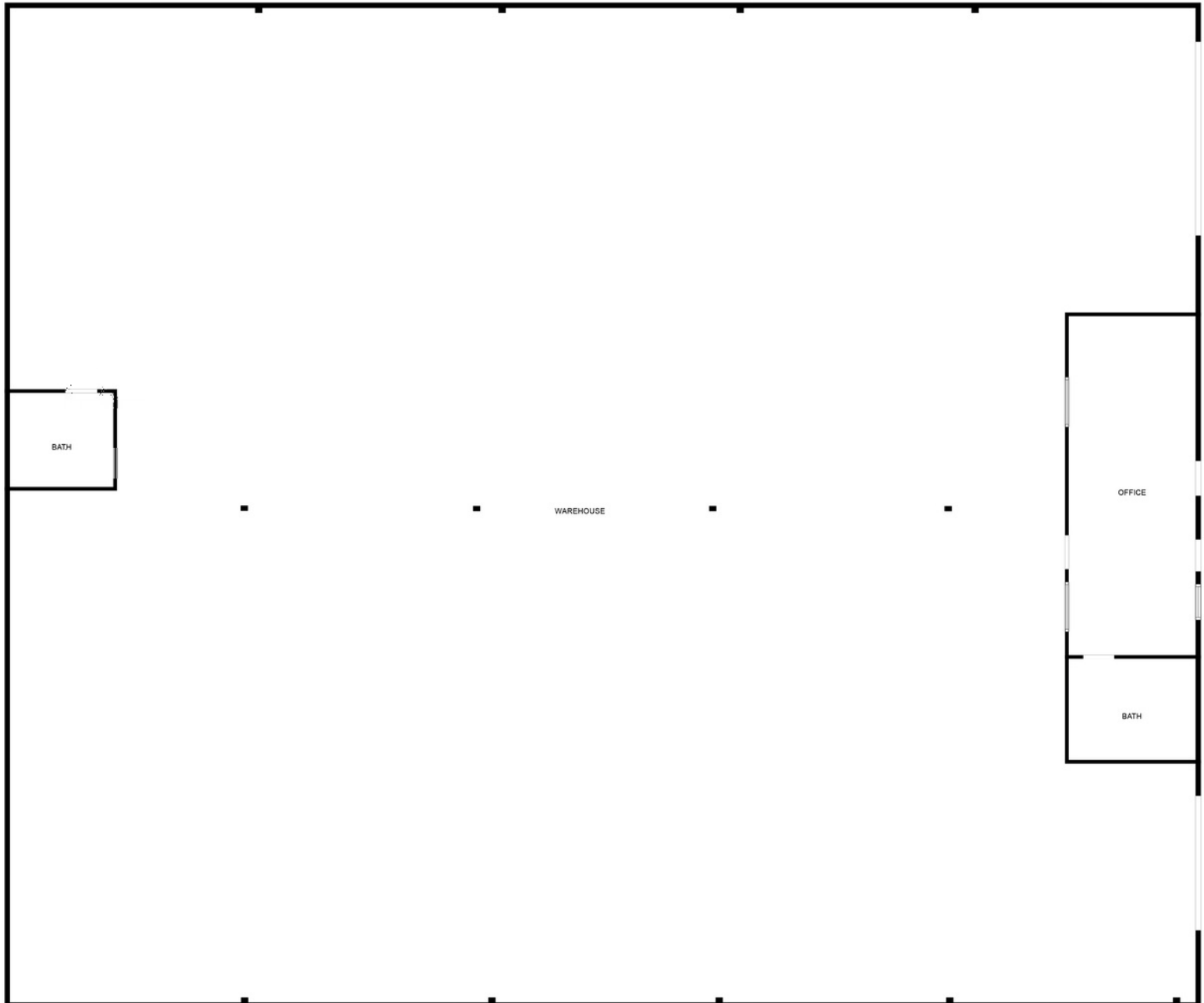
# FOR LEASE

6600 S I-35 Service Rd.  
OKC, OK 73149



**Johnson**  
Commercial Group

JohnsonCommercialGroup.com



**Chris Johnson**  
chris@jcgok.com  
405.435.3572



**BRICK & BEAM**  
REALTY

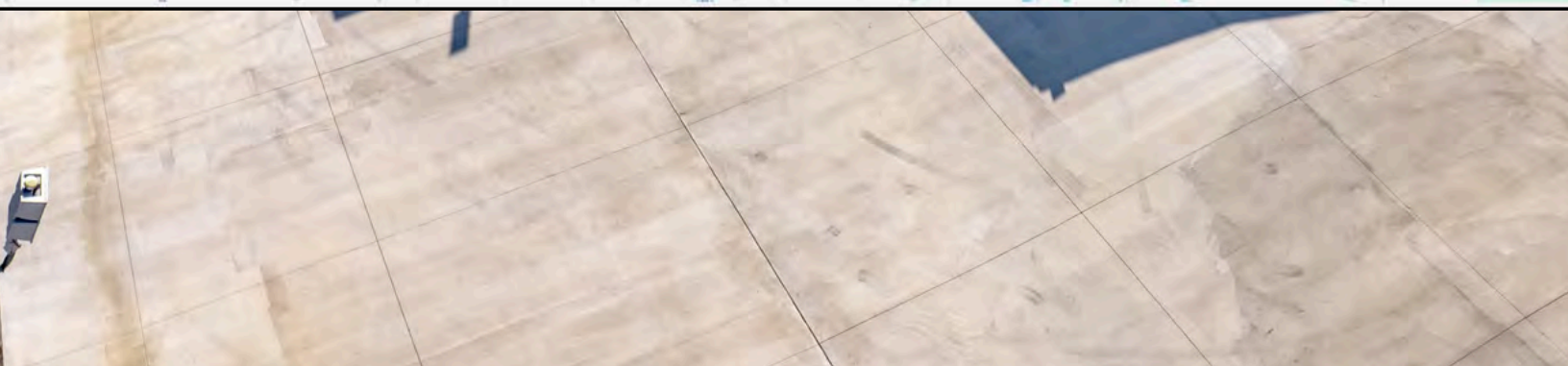
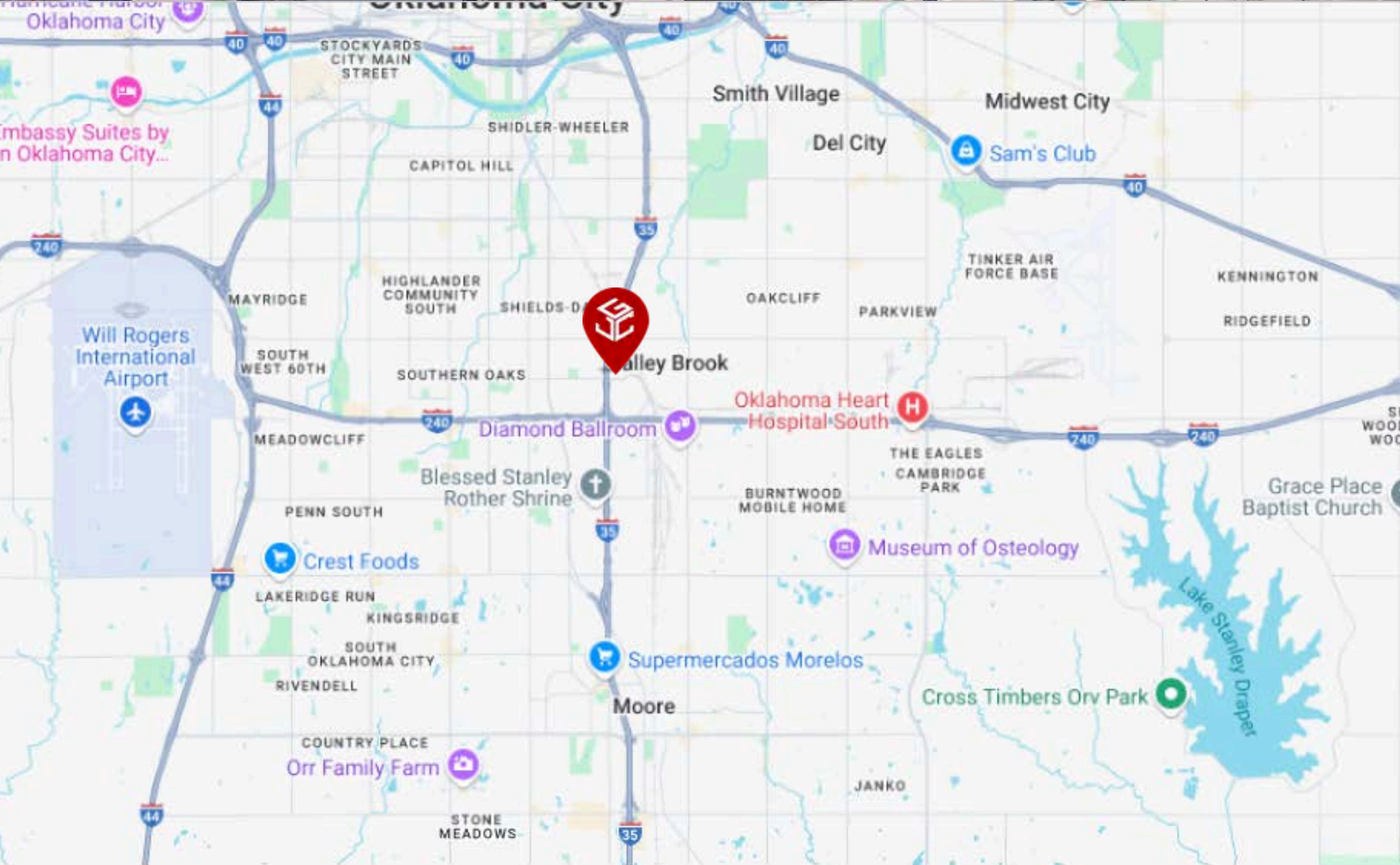


# FOR LEASE

6600 S I-35 Service Rd.  
OKC, OK 73149



JohnsonCommercialGroup.com



Chris Johnson  
chris@jcgok.com  
405.435.3572



BRICK & BEAM  
REALTY

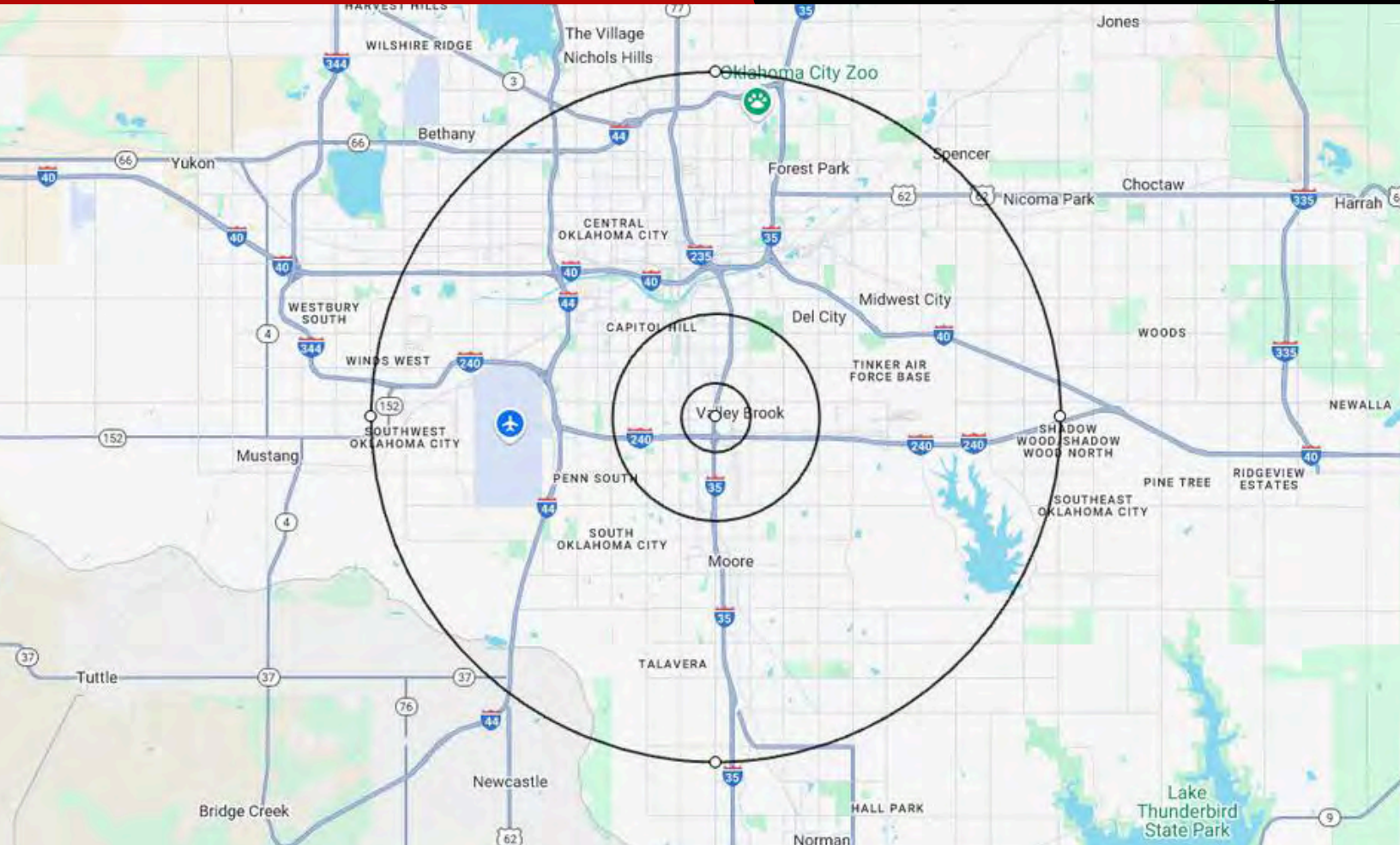


# FOR LEASE

6600 S I-35 Service Rd.  
OKC, OK 73149



JohnsonCommercialGroup.com



## Demographics

### 1 MILE

### 3 MILE

### 10 MILE

Population	4,557	76,469	520,928
Median Age	33	33	35
Employment	2,628	26,813	311,133
Households	1,537	28,409	204,768
Ave. Household Income	\$44,782	\$54,163	\$69,238
Median Home Value	\$76,475	\$106,525	\$152,953

## Traffic Count

**Average Daily Volume**  
Information Provide By CoStar

**113,903 Vehicles**

**Chris Johnson**  
chris@jegok.com  
405.435.3572



**BRICK & BEAM**  
REALTY



# FOR LEASE

6600 S I-35 Service Rd.  
OKC, OK 73149



## Johnson

Commercial Group

JohnsonCommercialGroup.com



## Disclaimer

A real estate broker is not authorized to give legal or tax advice. No representation is made by Johnson Commercial Group, its agents or employees, as to the legal effect or tax consequences of the information contained herein or any transaction relating thereto. Although all information furnished regarding property sales or financing options are from sources deemed to be reliable, such information has not been verified and no express representation is made on, or is in any way implied as to the accuracy thereof and is subject to errors, omissions, change of price, or other conditions prior to sale or withdrawal without notice.

**Chris Johnson**  
chris@jcgok.com  
405.435.3572



**BRICK & BEAM**  
REALTY