

3224 S.W. 59TH STREET  
OKLAHOMA CITY, OK 73159



Industrial Warehouse For Lease  
7,800 SF on 0.65 Acres MOL  
Lease Price: \$9.50/SF/YR/NNN

**NAIRED** COMMERCIAL  
REAL ESTATE  
405.840.0600 | [NAIRED.COM](http://NAIRED.COM)

AMIR SHAMS  
405.313.0333  
[AMIR@NAIRED.COM](mailto:AMIR@NAIRED.COM)

MASON CONWAY  
405.531.6272  
[MASON@NAIRED.COM](mailto:MASON@NAIRED.COM)



## PROPERTY OVERVIEW

TOTAL SF	7,800 SF +/-
LOT SIZE	0.65 ACRES +/-
YEAR BUILT	2025
ZONING	I-2
CEILING HEIGHT	18'

- 7,800 SF Clear Span-New Building
- Temperature-Moderated Warehouse
- Excellent Logistical Location
- I-2 Zoning Allows a Broad Range of Industrial Operations
- Power and Clear Height Suited for Modern Industrial Users
- (2) ADA Restroom along with Sufficient Office Space
- Close Proximity to Will Rogers World Airport, Supporting Regional Distribution
- Near Major Logistics Users, including Amazon & FedEx
- Ideal for Support or Last-Mile Distribution

## DEMOGRAPHICS



### POPULATION

1 MILE: 12,302  
 3 MILES: 90,238  
 5 MILES: 165,721



### AVERAGE HOUSEHOLD INCOME

1 MILE: \$35,628  
 3 MILES: \$38,280  
 5 MILES: \$41,363



### TOTAL HOUSEHOLDS

1 MILE: 4,440  
 3 MILES: 33,044  
 5 MILES: 61,016



1 MILES FROM I-44 & 1.5 MILES FROM I-240

# 3224 S.W. 59TH STREET



# 3224 S.W. 59TH STREET AERIAL



**Site**

INTERSTATE OKLAHOMA  
**44**

**16,540 VPD**

**SW 59TH STREET**

**116,638 VPD**

**18,107 VPD**

**MAY AVENUE**

**97,190 VPD**

INTERSTATE  
**240**

**OKC**  
WILL ROGERS  
INTERNATIONAL  
AIRPORT

**AMIR SHAMS**  
405.313.0333  
AMIR@NAIRED.COM

**MASON CONWAY**  
405.531.6272  
MASON@NAIRED.COM

**NAIRED** COMMERCIAL REAL ESTATE

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 to 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.