

2609 & 2617 S. ANN ARBOR AVENUE  
OKLAHOMA CITY, OK 73128



Industrial Space For Lease  
6,750 SF - 13,500 SF AVAILABLE  
Lease Price: \$12.00/SF/NNN  
Estimated NNN Charges: \$2.40/SF/YR

**NAIRED** COMMERCIAL  
REAL ESTATE  
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## PROPERTY OVERVIEW

RENTABLE SF 6,750 SF – 13,500 SF

TOTAL SF 13,500 SF +\/-

LOT SIZE 0.51 ACRES +\/-

YEAR BUILT Q4 2025

ZONING C-2

CEILING HEIGHT 20' +\/-

POWER 200 AMP 120/208 VOLT 3 PHASE FOR EACH SPACE

YARD CONCRETE & FENCED

TORNADO SHELTER IN EACH SUITE

## DEMOGRAPHICS



### POPULATION

1 MILE: 2,511  
3 MILES: 29,805  
5 MILES: 182,430



### AVERAGE HOUSEHOLD INCOME

1 MILE: \$95,114  
3 MILES: \$56,917  
5 MILES: \$69,176



### TOTAL HOUSEHOLDS

1 MILE: 1,032  
3 MILES: 10,889  
5 MILES: 66,594



4 MILES FROM I-240

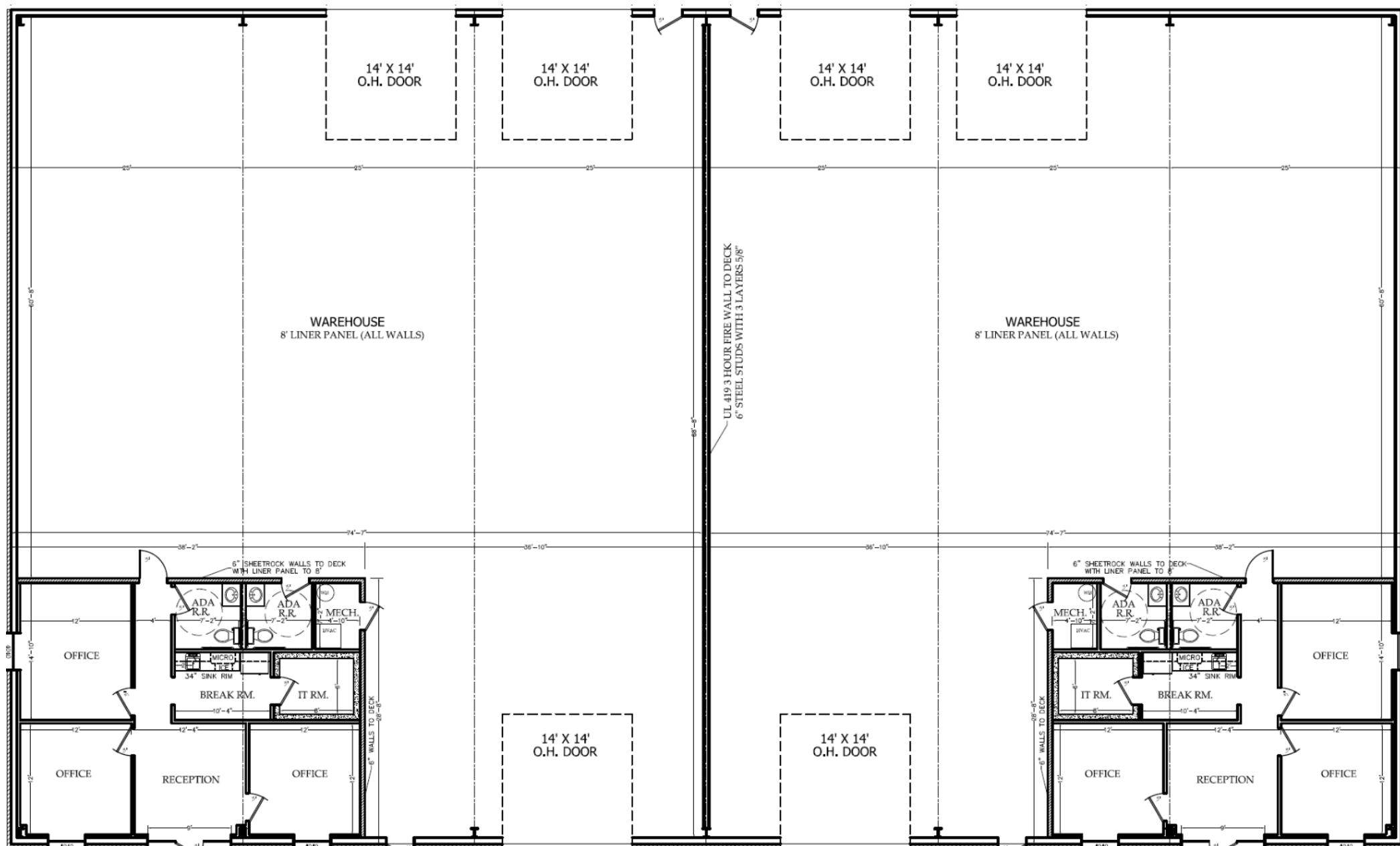
# 2609 & 2617 S. ANN ARBOR AVENUE WAREHOUSE



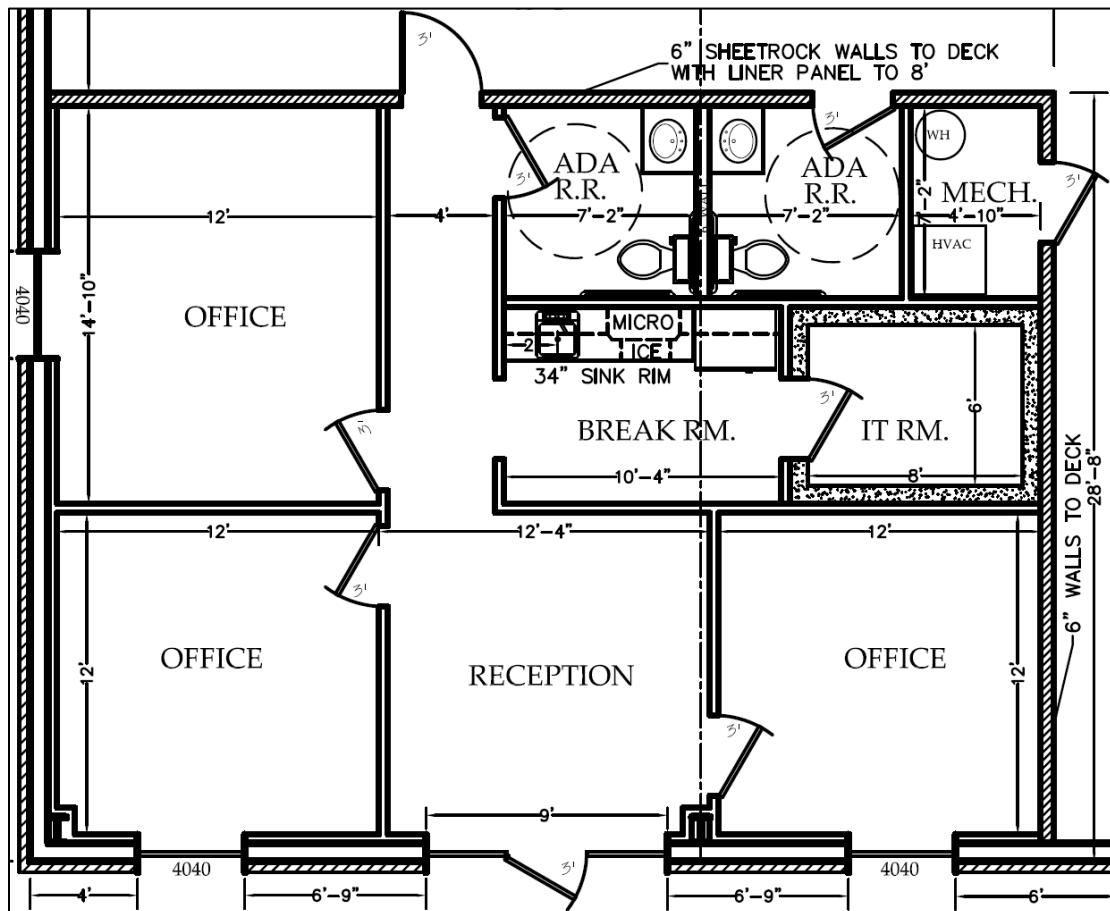
Warehouse Layout for Each Suite: 5,656 SF of Warehouse with (3) 14'x14' Grade Level Doors and ADA Restroom



## 2609 & 2617 S. ANN ARBOR AVENUE WAREHOUSE SITE PLAN



# 2609 & 2617 S. ANN ARBOR AVENUE OFFICE LAYOUT



Office Layout for Each Suite: (3) Private Offices, Break Room, and ADA Restroom



# 2609 & 2617 S. ANN ARBOR AVENUE AERIAL

17,747 VPD Between MacArthur & Ann Arbor



MacArthur Blvd

SW 29TH STREET

SW 29th St 8,235 VPD



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A Sonepar Company

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