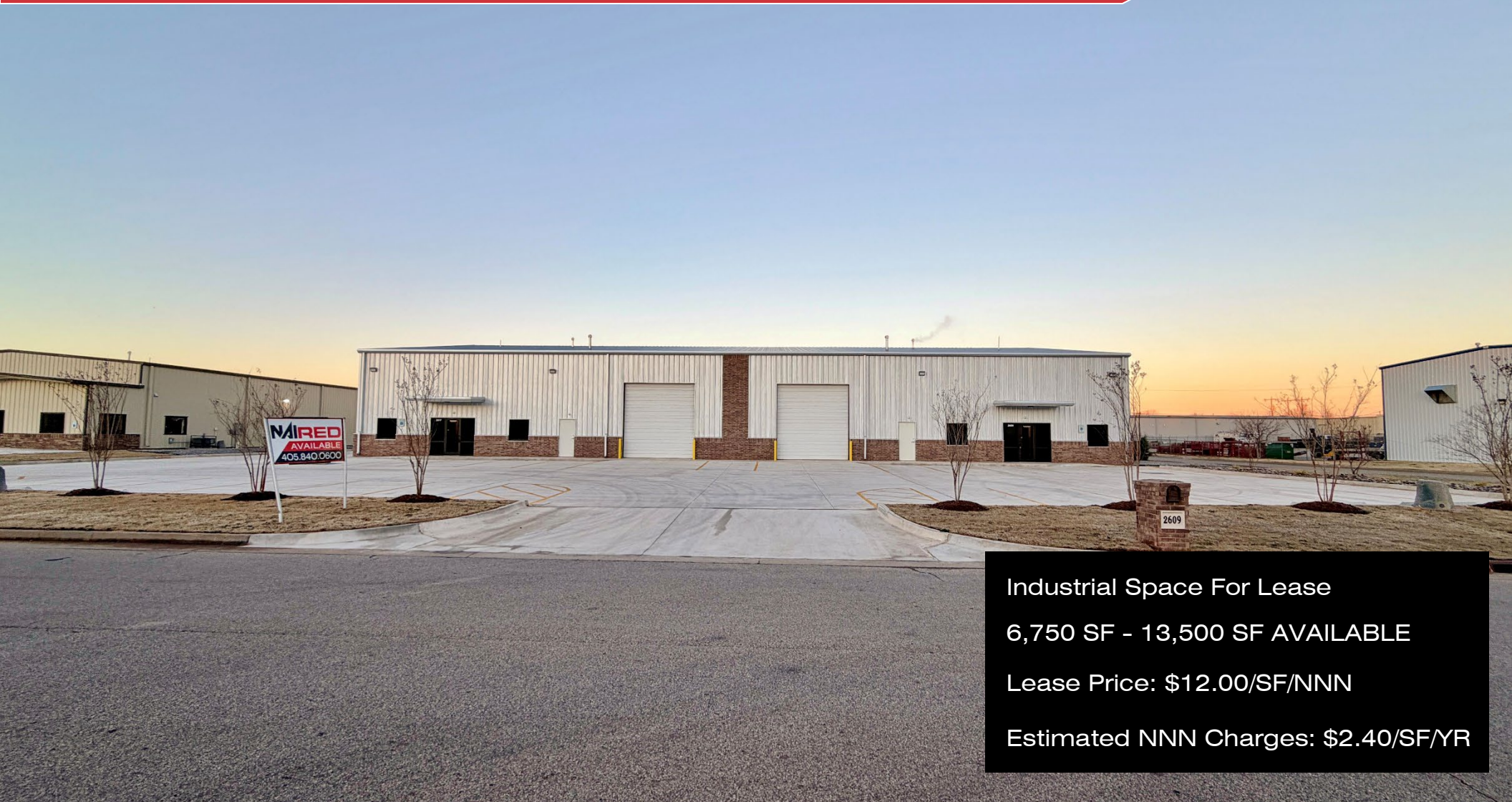


2609 & 2617 S. ANN ARBOR AVENUE  
OKLAHOMA CITY, OK 73128



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  
405.840.0600 | [NAIRED.COM](http://NAIRED.COM)

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

ZAC MCQUEEN  
405.476.9199  
[ZAC@NAIRED.COM](mailto:ZAC@NAIRED.COM)



## 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



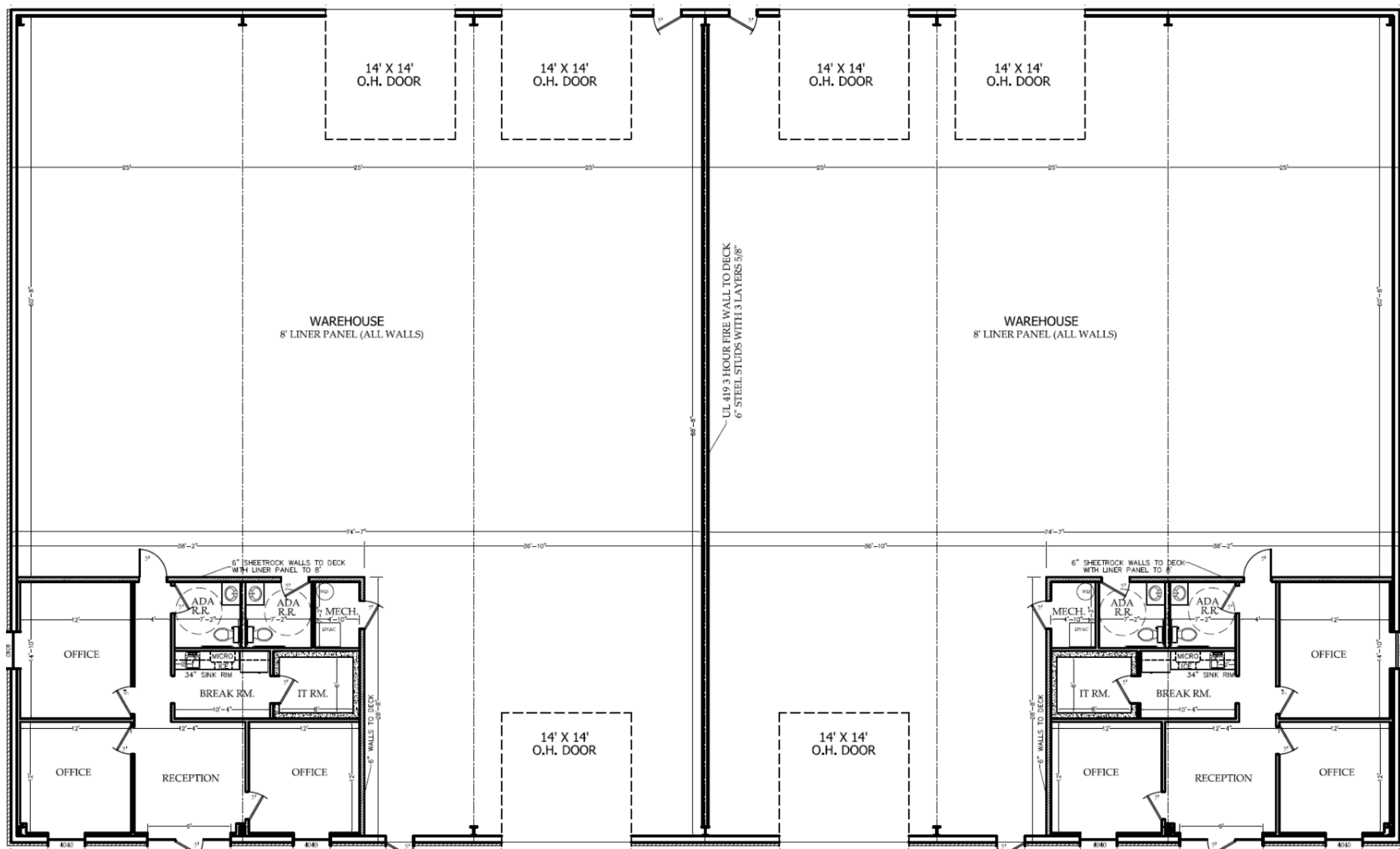
# 2609 & 2617 S. ANN ARBOR AVENUE WAREHOUSE



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

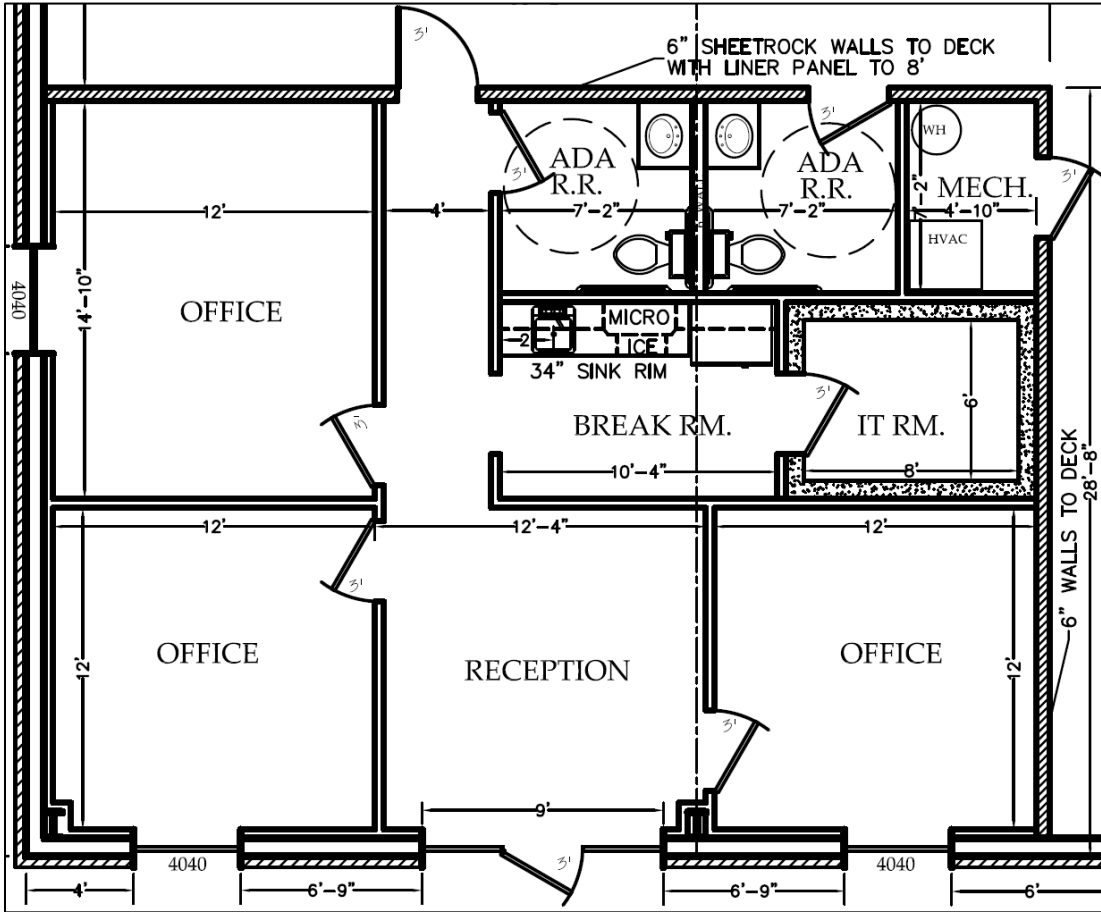


# 2609 & 2617 S. ANN ARBOR AVENUE WAREHOUSE SITE PLAN





## 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



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