

FOR LEASE

6501 S I-35 Service Rd.
Oklahoma City, OK 73149



Johnson
Commercial Group

JohnsonCommercialGroup.com



Offering Summary

Building Size: 55,931 SF +/-

Lease Rate: \$5.50

NNN Rate: \$0.65 SF

Min Divisible: 22,750 SF +/-

Lot Size: 2.40 Acres

Zoning: I-2

Year Built: 1968

Available SF: 55,931 SF +/-

Property Overview

A prime industrial building is available for lease, situated on the South I-35 Service Road just north of I-240 and SE 66th Street. With impressive traffic counts including 113,903 vehicles/day on I-35 and 103,902 on I-240, this location offers high visibility. The property features 55,931 SF, comprising 4,096 SF of office space and 51,835 SF of warehouse space. The office area offers spacious open offices, private offices, a conference room, well-equipped breakroom and kitchen facilities. The heated warehouse has 27 FT ceilings, 5 dock-high doors, 2 drive-in doors, skylights, floor drainage, and LED lighting. Additional amenities include a fenced lot, ample parking for 36 spaces, and a moderate industrial zoning (I-2).

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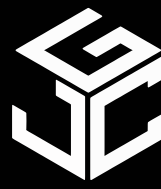
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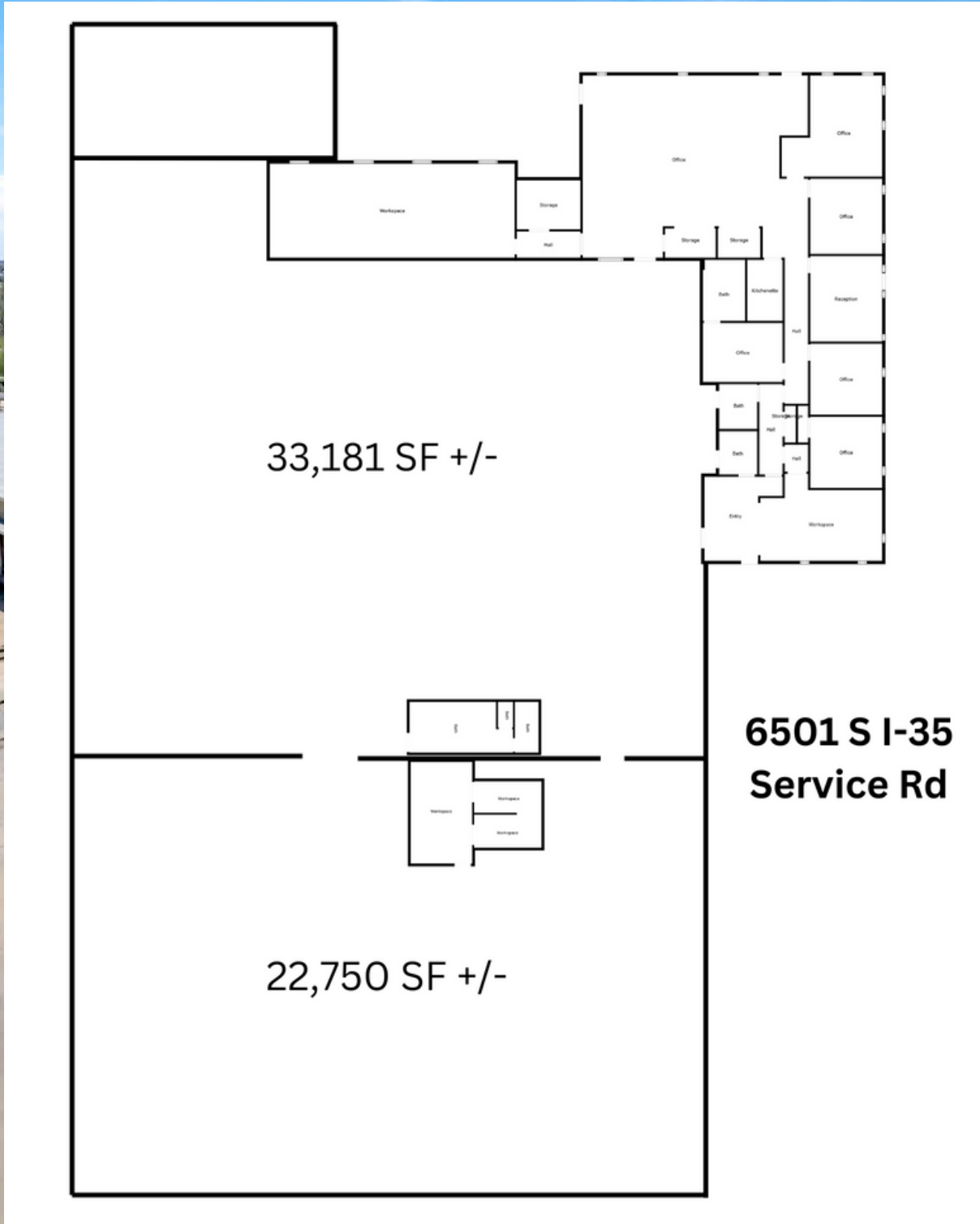
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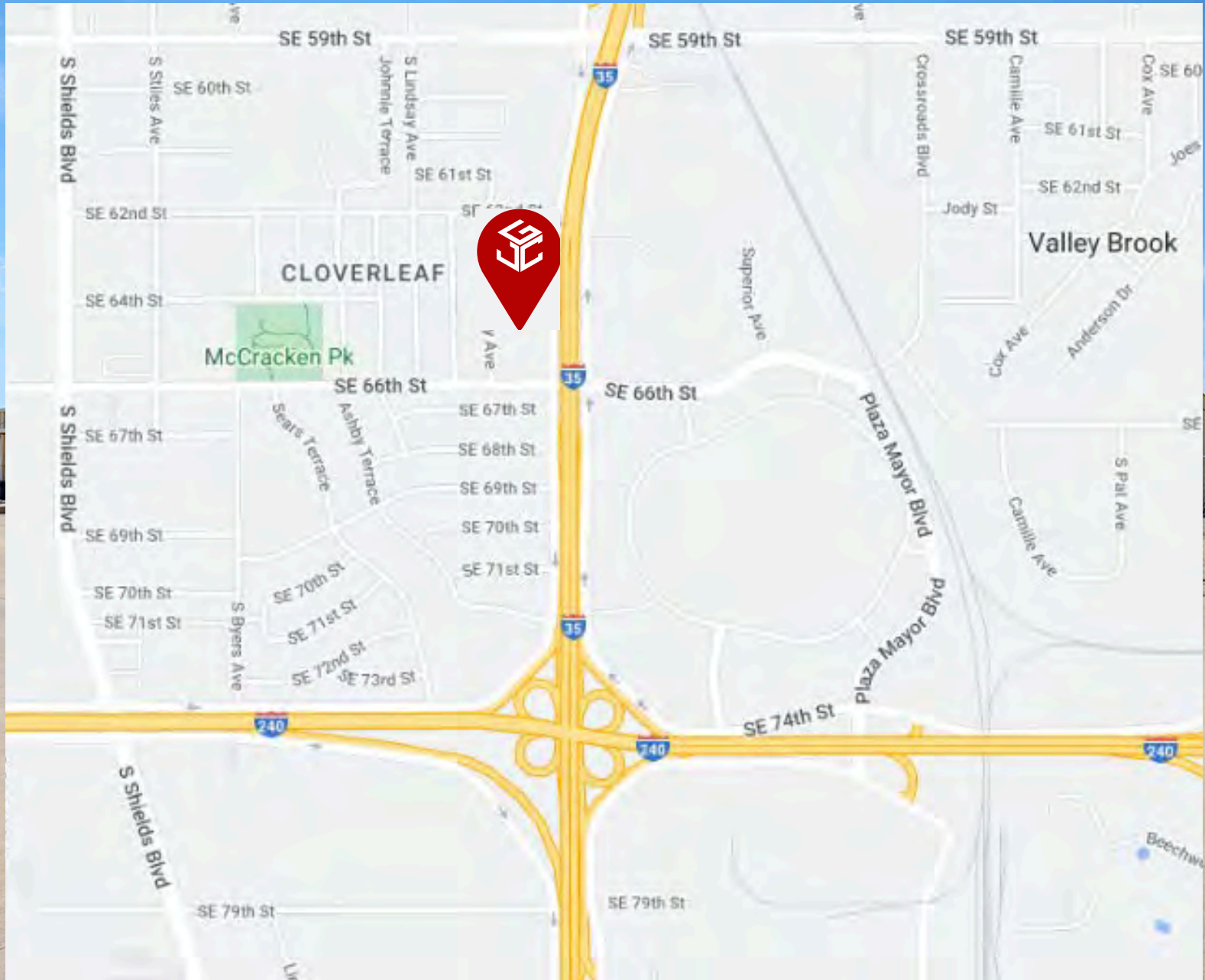
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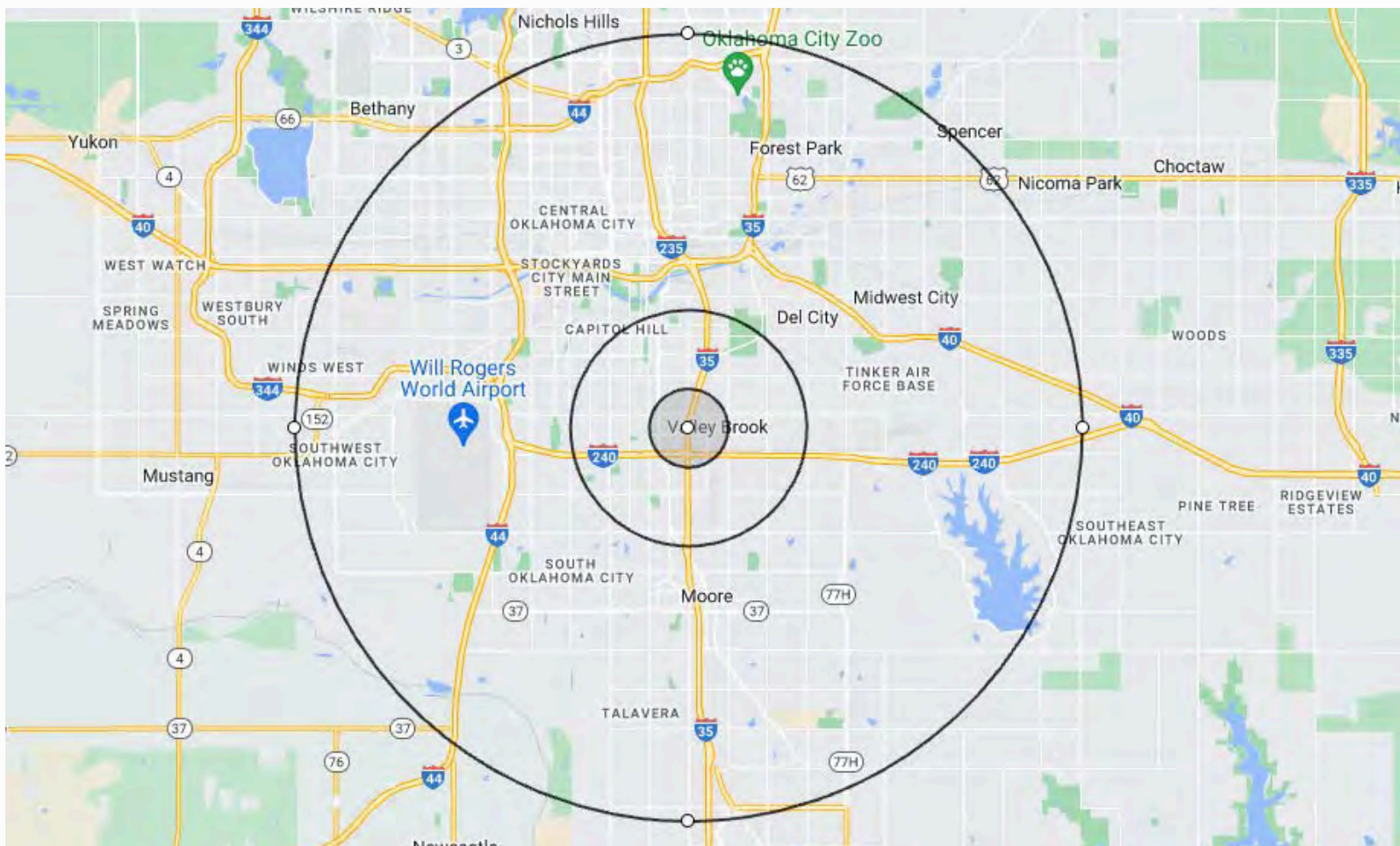
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Demographics

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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