



3920 N.W. 39th Street, Suite G

Oklahoma City, Oklahoma 73112

PROPERTY HIGHLIGHTS

- Brand New Construction –Completed Q2 2022
- 100' x 50' Warehouse
- One Office & One ADA Restroom
- First Phase of Light Industrial Development
- Fenced Yard Available
- (4) 12' x 14' Grade Level Doors
- Ceiling Heights: 16'
- 200 Amp Single Phase Power
- Heated Warehouse
- Climate Controlled Office
- Pull Through Drive In Doors
- Quick Access to all Major Interstates



TOTAL SF	5,000 SF
TOTAL ACRES	0.25 Acres
YEAR BUILT / RENOVATED	2022
ZONED	I-2

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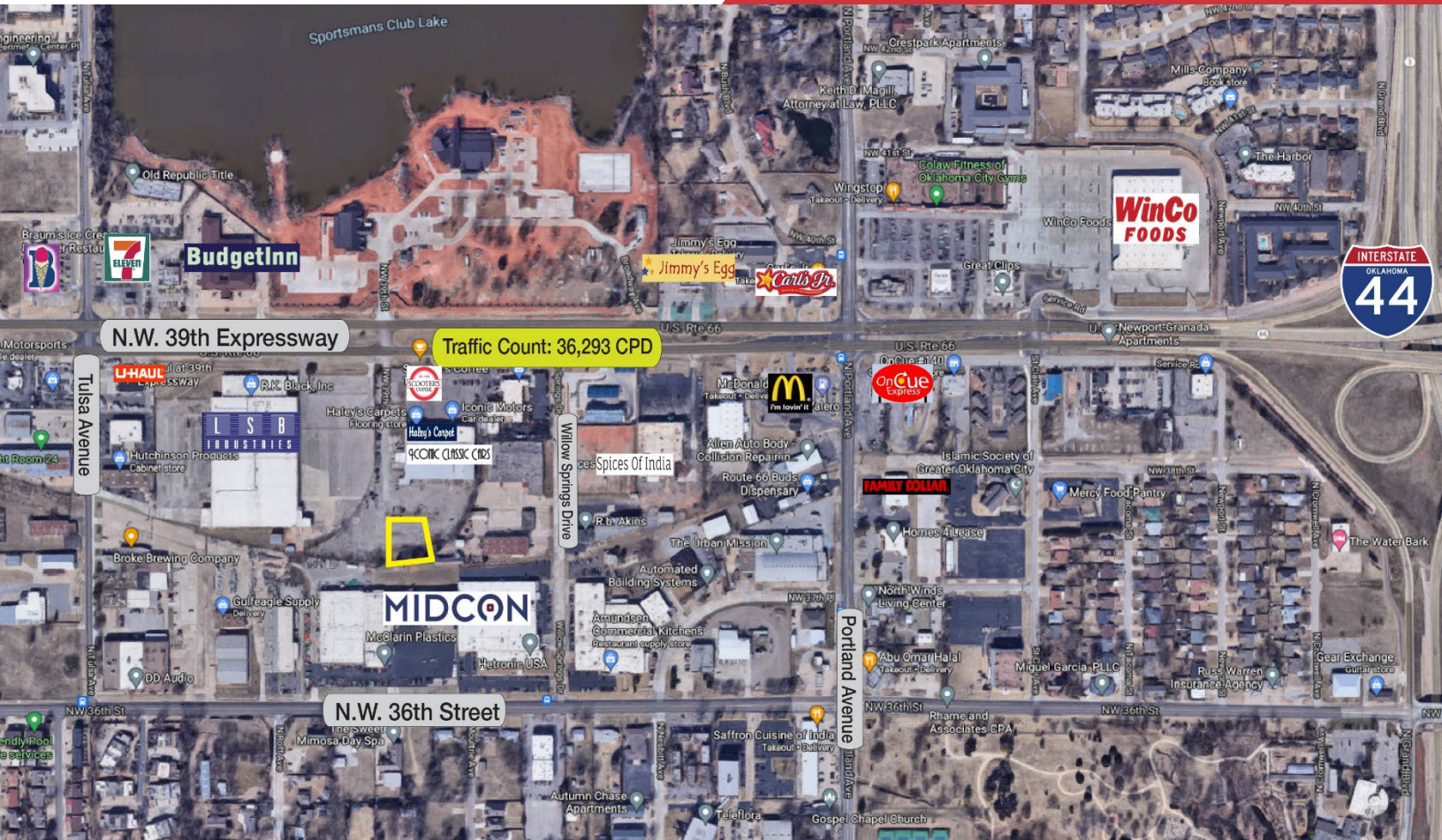
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LOCATION HIGHLIGHTS

- Scooter's Coffee in Parking Lot
- 1 Minute Drive to I-44
- 5 Minute Drive to I-40
- 8 Minute Drive to I-235

Population	1 Mile: 11,094	3 Miles: 109,647	5 Miles: 212,742
Average Household Income	1 Mile: \$58,557	3 Miles: \$64,199	5 Miles: \$71,317
Total Households	1 Mile: 4,990	3 Miles: 47,290	5 Miles: 90,050

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