



FOR SALE



**LaGree
Associates**
Real Estate Services

Presents

MELROSE LANE INDUSTRIAL

6624 MELROSE LN
OKLAHOMA CITY, OK 73127

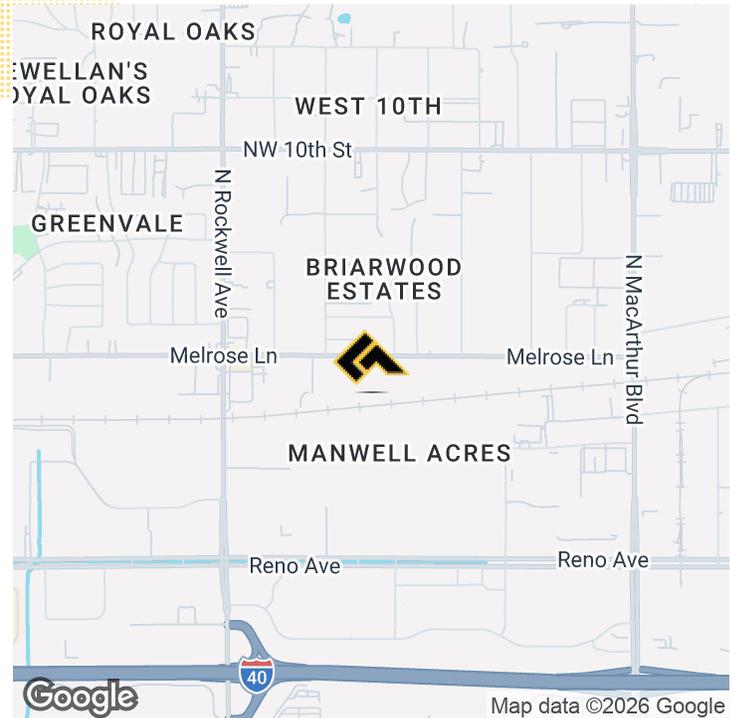


JOHN ARCHINIACO
SALES ASSOCIATE
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EXECUTIVE SUMMARY

MELROSE LANE INDUSTRIAL BUILDING

6624 MELROSE LN
OKLAHOMA CITY, OK 73127



OFFERING SUMMARY

Sale Price:	\$995,000
Building Size:	10,500 SF
Available SF:	10,500 SF
Lot Size:	38,776 SF
Number of Units:	1
Price / SF:	\$94.76
Year Built:	1982
Renovated:	2025
Zoning:	I-3
Market:	NW Oklahoma City

PROPERTY OVERVIEW

Excellent industrial space at 6624 Melrose Lane in Oklahoma City. With high ceiling heights, robust 3-phase power, and great accessibility, this property is a gateway to unlimited possibility in NW OKC's industrial district. Don't miss out on this prime opportunity for your business. Contact us at LaGree Associates today to learn more.

PROPERTY HIGHLIGHTS

- Easy access to major interstates
- Including I-40, I-235, & I-44
- 3 Phase Power
- 3 Drive-In Bays
- Newly Insulated
- Recently Remodeled

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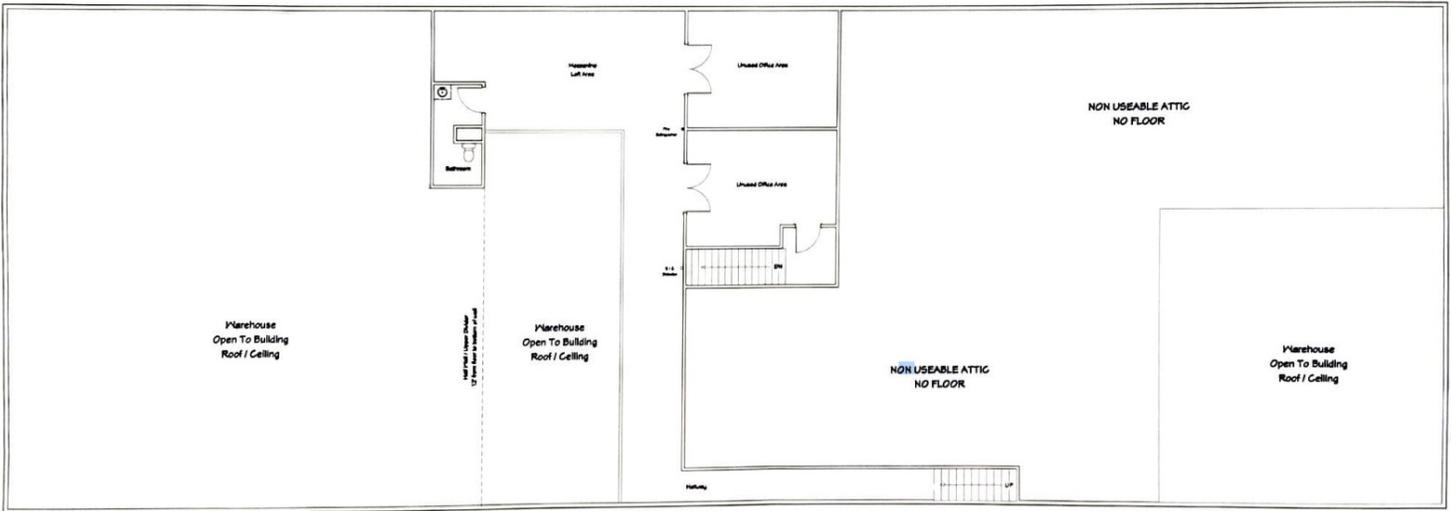
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FLOOR PLAN

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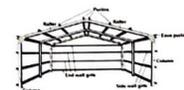


MEZZANINE AREA

1675 SQ FT



Main Floor Interior
10,131 SQ FT



• High Ceilings • Fenced Yard • Great Industrial Location

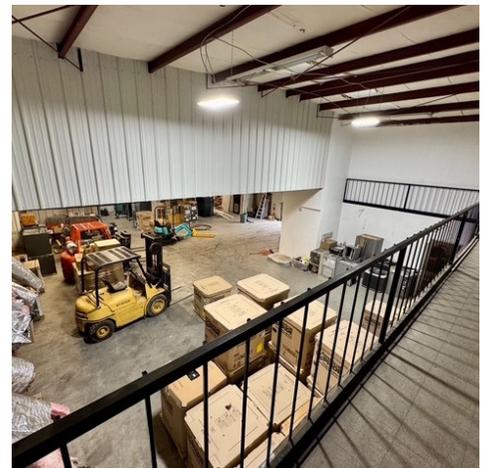
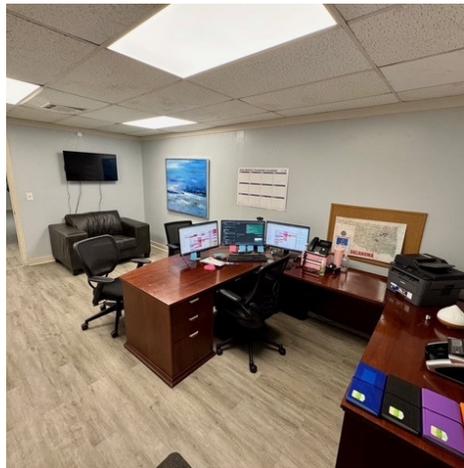
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ADDITIONAL PHOTOS

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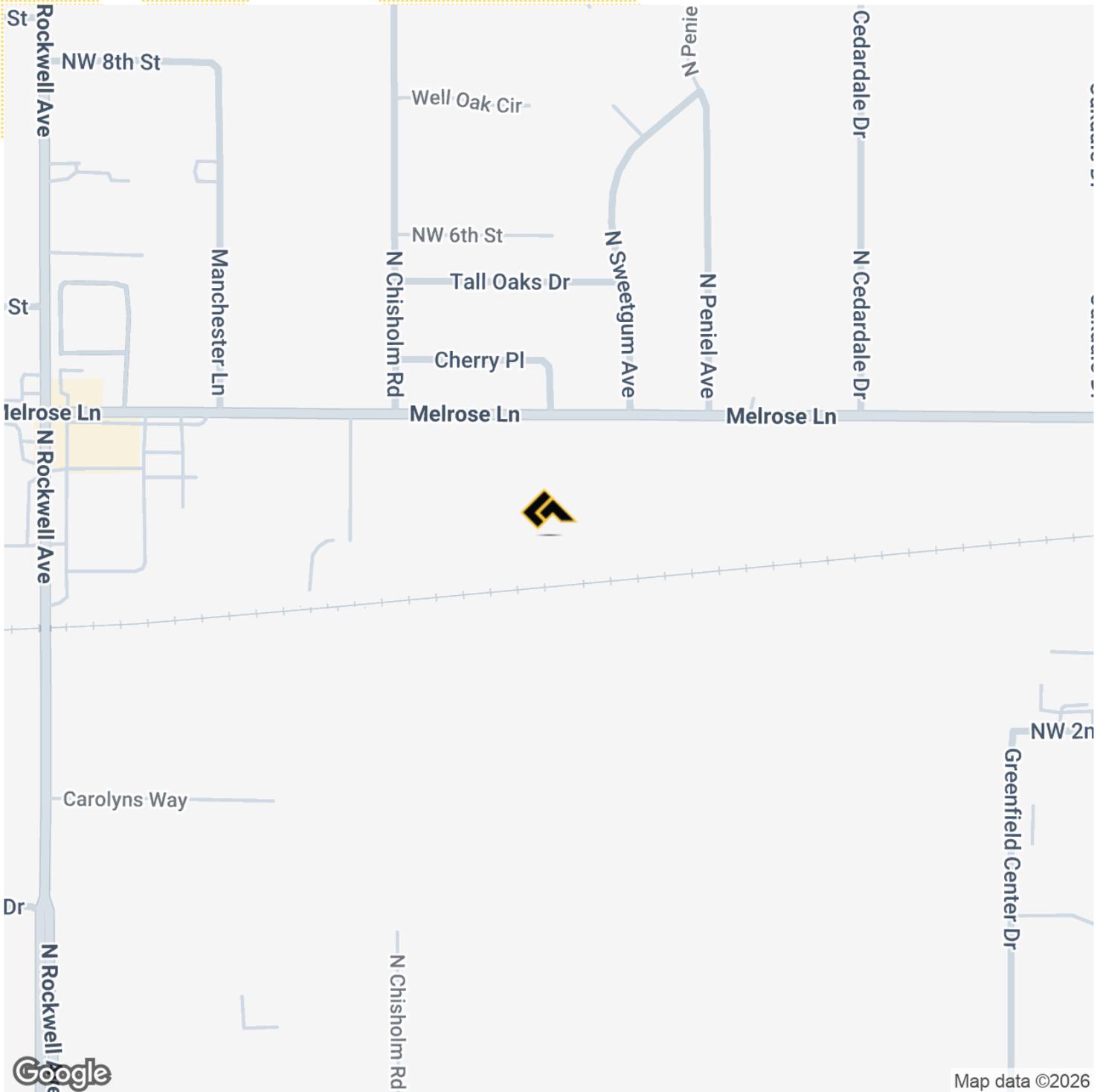
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LOCATION MAP



- High Ceilings
- Fenced Yard
- Great Industrial Location

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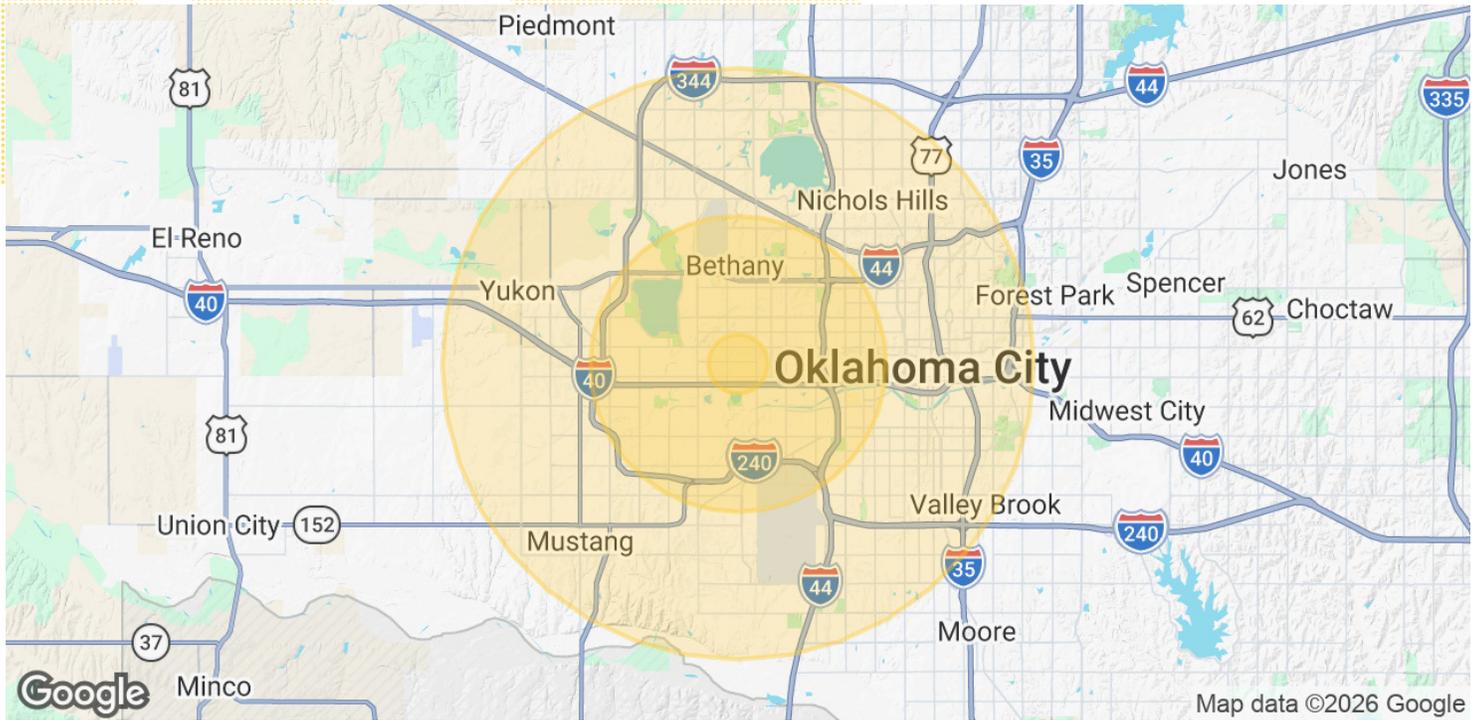
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	5,843	152,076	571,625
Average Age	35.3	33.9	35.7
Average Age (Male)	28.6	32.7	34.7
Average Age (Female)	37.8	34.8	36.7

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	3,041	65,168	245,276
# of Persons per HH	1.9	2.3	2.3
Average HH Income	\$32,340	\$52,979	\$64,197
Average House Value	\$95,575	\$127,185	\$151,730

2020 American Community Survey (ACS)

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