

329 S. BLACKWELDER AVENUE
OKLAHOMA CITY, OK 73108

Industrial Building For Sale or Lease

21,440 SF on 0.89 Acres MOL
Sales Price: \$2,000,000 (\$93.28/SF)

Suite A: 10,000 SF MOL
Lease Price: \$6.70/SF/YR/NNN
Estimated NNN Charges: \$2.05/SF/YR

NAIRED COMMERCIAL
REAL ESTATE

405.840.0600 | NAIRED.COM

AMIR SHAMS
405.313.0333
AMIR@NAIRED.COM

ZAC MCQUEEN
405.476.9199
ZAC@NAIRED.COM

MASON CONWAY
405.531.6272
MASON@NAIRED.COM



PROPERTY OVERVIEW

TOTAL SF	21,440 SF +/-
LOT SIZE	0.89 ACRES +/-
ZONING	I-2
CEILING HEIGHT	18' - 20'
DOORS	(1) DOCK HIGH

- **Income-Producing Asset:** 53% Leased to SpeedX Logistics (11,440 SF)
- **Value-Add Opportunity:** Immediate gross income from SpeedX Logistics with significant upside potential via lease-up of the remaining 10,000 SF vacancy
- **Prime Core Location:** Zoned I-2 with rapid access to I-40; located just 1 mile west of Downtown OKC/Scissortail Park
- 10 Minute Drive to Will Rogers International Airport

DEMOGRAPHICS



POPULATION

1 MILE: 5,524
3 MILES: 90,846
5 MILES: 234,742



AVERAGE HOUSEHOLD INCOME

1 MILE: \$45,757
3 MILES: \$63,656
5 MILES: \$58,713



TOTAL HOUSEHOLDS

1 MILE: 1,816
3 MILES: 36,420
5 MILES: 94,000



- 0.8 MILE FROM I-40
- 1.2 MILES FROM I-44
- 2.5 MILES FROM I-235
- 3.5 MILES FROM I-35

SUITE A: 10,000 SF +/-

- 1,250 SF Office
- LED Lighting
- Heated Warehouse

AVAILABLE



329 S. BLACKWELDER AVENUE AERIAL



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