

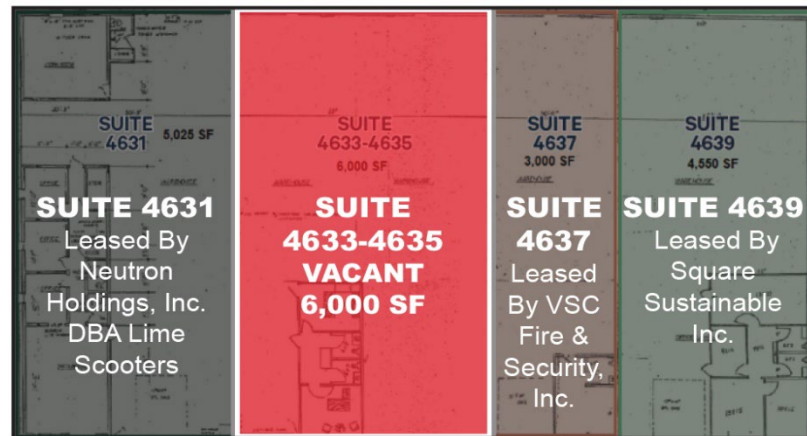
Sales Price: \$1,700,000 (\$91.52/SF)  
Lease Price: \$7.75/SF/YR/NNN



**4631-4639 N.W. 3rd Street**  
Oklahoma City, Oklahoma 73127

**Property Highlights**

- NNN Investment Property For Sale
- National and Local Credit Tenants
- Rent Roll Available Upon Request
- **Suite 4633 Available for Lease (6,000 SF)** Information on Page 3
- 5 Grade Level Doors (12'x14')
- Concrete Tilt Up
- 20' Clear Height



TOTAL SF	18,575 SF on 1.03 Acres MOL
BUILT	1983
ZONED	I-2

**Amir Shams**  
**+1 405 313 0333**  
amir@naisullivangroup.com

**Zac McQueen**  
**+1 405 476 9199**  
zac@naisullivangroup.com

**+1 405 840 0600 OFFICE**

4 E. Sheridan Avenue, Suite 200  
Oklahoma City, OK 73104

**www.naisullivangroup.com**



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### Suite 4633 Highlights

- **6,000 SF MOL**
- 5,400 SF Warehouse
- 600 SF Office
- Reception Area
- (2) Restrooms
- 1 Large Private Office
- Mezzanine
- LED Lights in Warehouse
- (2) Overhead Doors (12' x 14')
- 20' Clear Ceiling Height
- Heavy Power



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## LOCATION HIGHLIGHTS

- Quick Access to I-44 and I-40
- Just North of W. Reno Avenue in West Oklahoma City

Population	1 Mile: 5,494	3 Miles: 72,550	5 Miles: 206,254
Average Household Income	1 Mile: \$35,488	3 Miles: \$54,276	5 Miles: 60,735
Total Households	1 Mile: 2,088	3 Miles: 29,091	5 Miles: 80,519

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