Industrial Building For Sale or Lease

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

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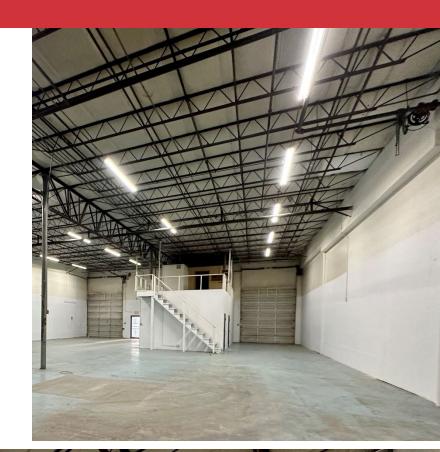
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Suite 4633 Highlights

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

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www.naisullivangroup.com

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