

FOR LEASE

4401-4407 SW 3rd St,
Oklahoma City, OK 73108



Johnson

Commercial Group

JohnsonCommercialGroup.com



Offering Summary

Lease Rate: \$8.00 SF/YR

Lease Type: NNN

Available SF: 8,100 SF

Lot Size: 2 Acres

Built In: 1977/2019

Zoning: I-2

Property Overview

This industrial property offers approximately 8,100 SF available for lease, including 3,175 SF of first-floor warehouse space and 4,925 SF of second-floor office space, providing a flexible layout for a variety of industrial or service users. The building features I-2 zoning, two overhead doors, a fenced yard, and ample on-site parking. Originally built in 1977 and renovated in 2019, the property also includes a pylon sign for strong visibility and convenient access to I-40, I-44, and I-235, making it an excellent location for businesses needing both functional space and connectivity across the Oklahoma City metro.

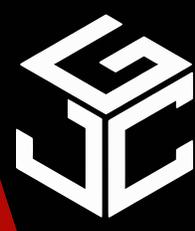
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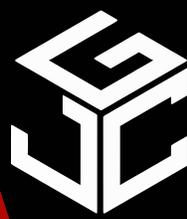
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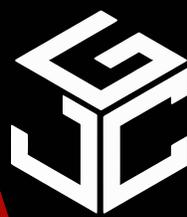
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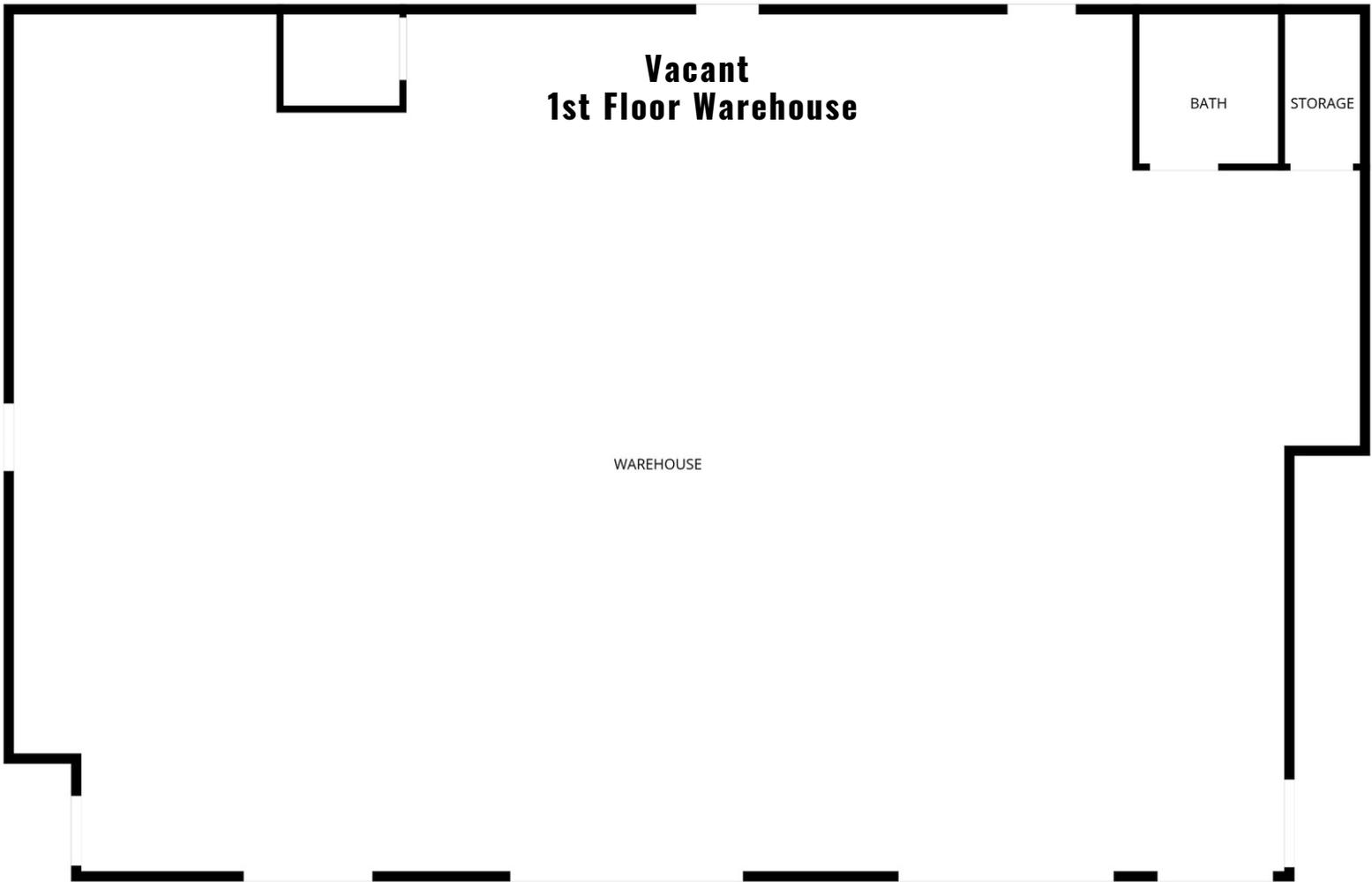
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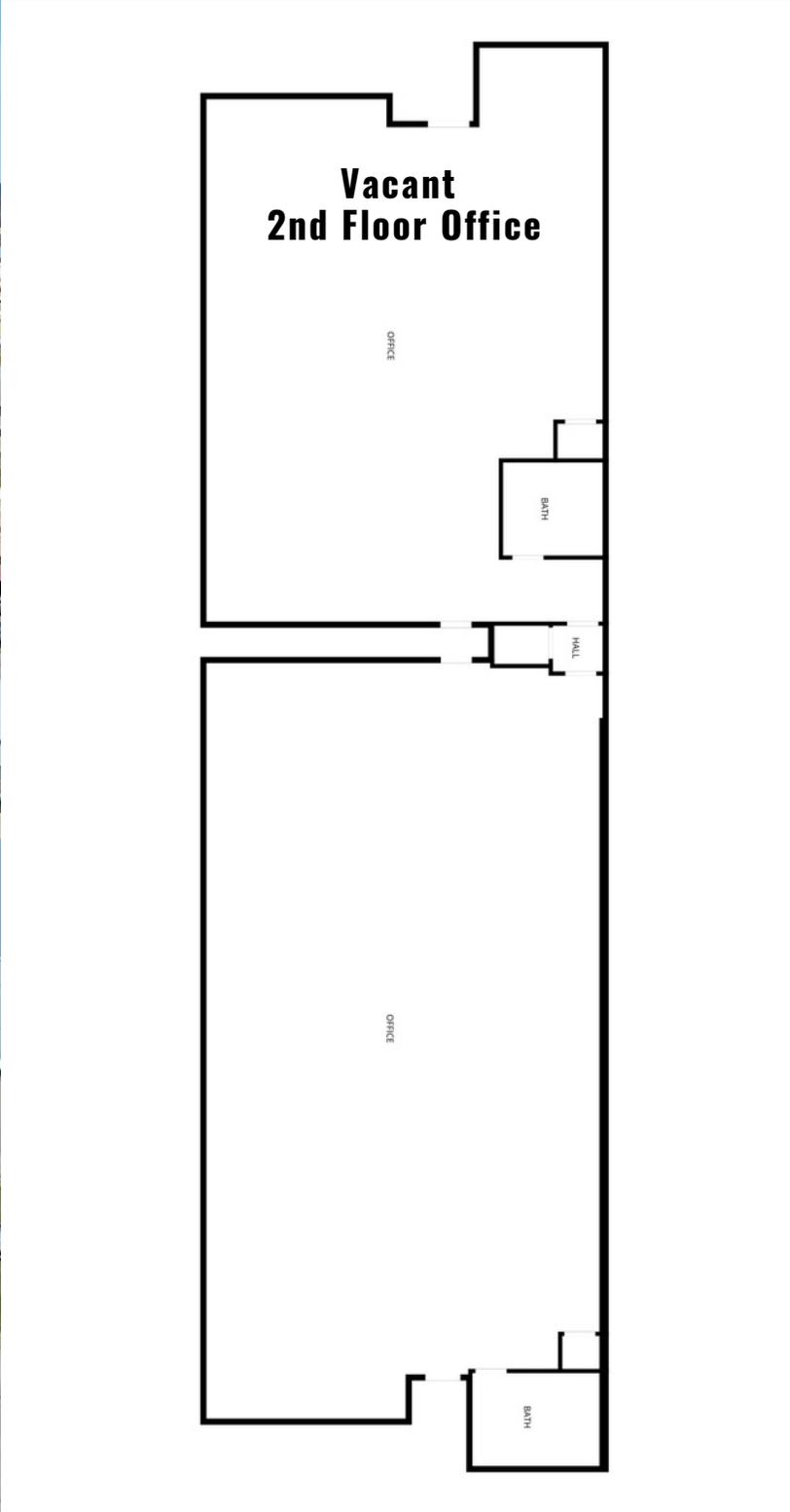
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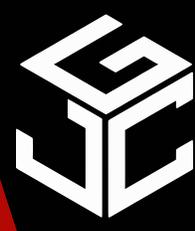
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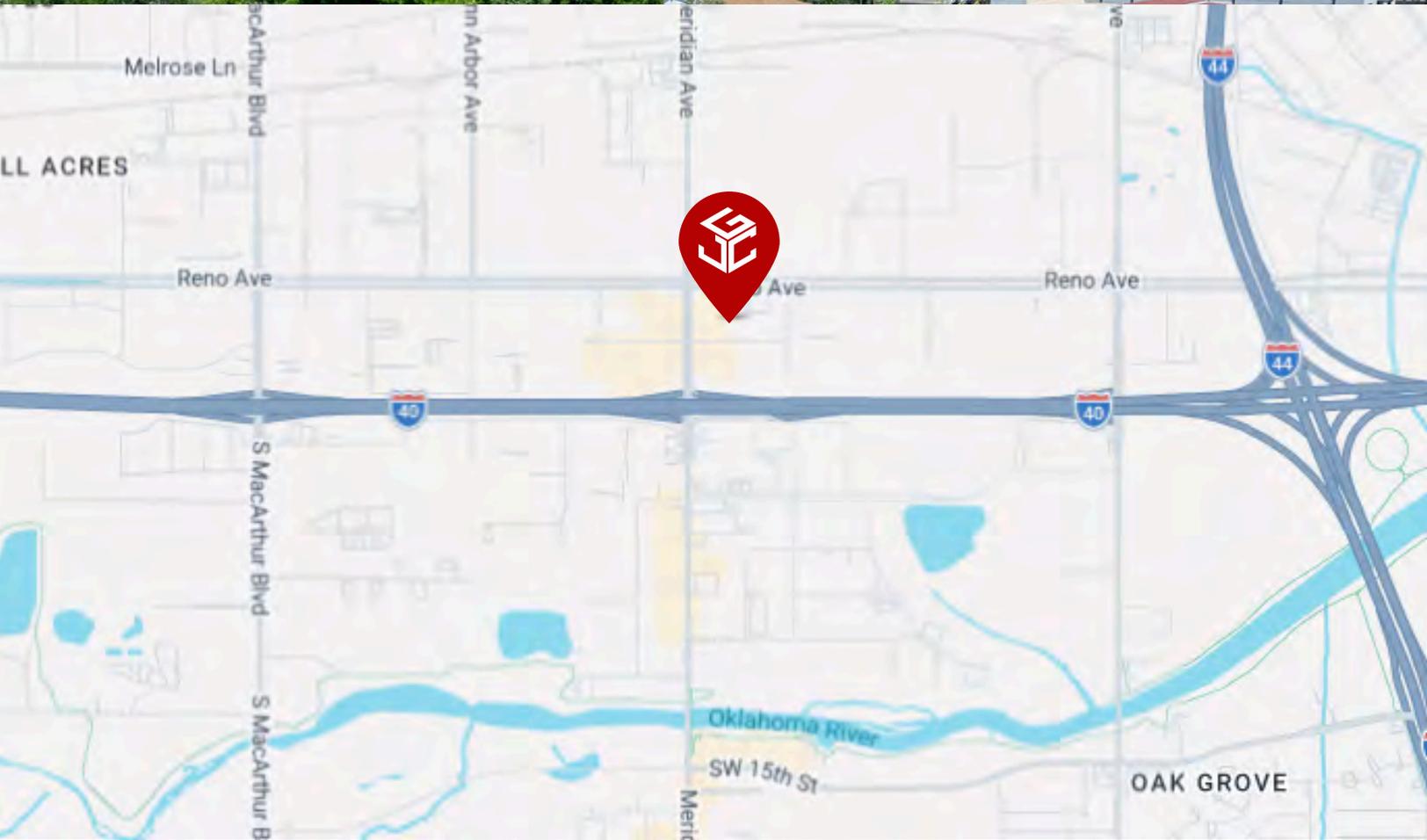
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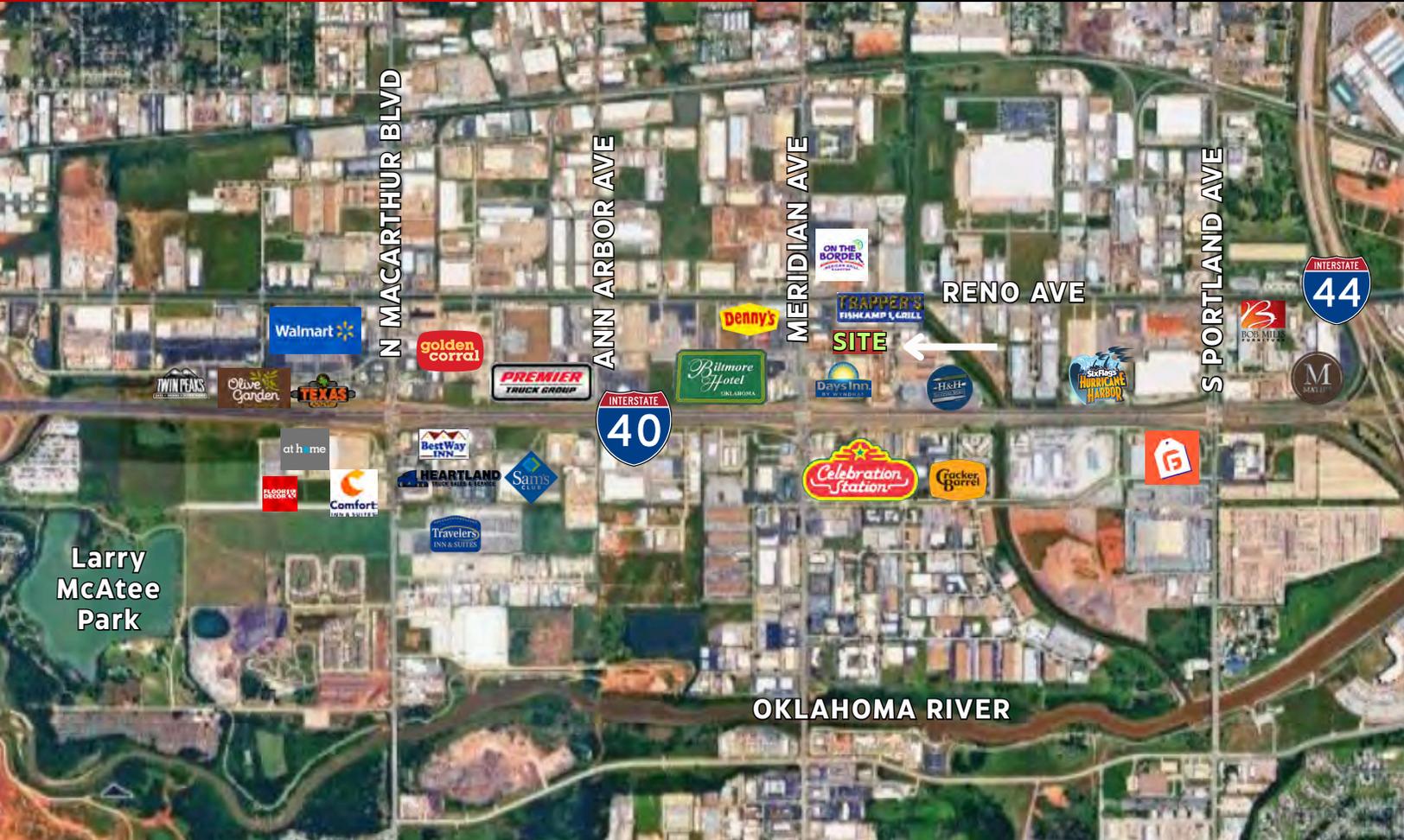
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