

FOR LEASE

# FLEX INDUSTRIAL CENTRAL OKC

7017 Ozzy Ave.  
Oklahoma City, OK 73105

**JOHNNY STRADAL**

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**ALEX SAMPLES**

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$14.00 SF/yr (NNN)
Building Size:	10,000 SF
Available SF:	2,000 - 6,800 SF
Lot Size:	43,433 SF
Available Units:	1-3
Year Built:	2025
Zoning:	I-1 (Light Industrial)
Market:	Oklahoma City

PROPERTY OVERVIEW

Located just west of 70th and Santa Fe and just north of 63rd, this new building sits in a highly sought-after industrial park in central Oklahoma City. The location offers convenient access to the entire OKC metro, and its versatile layout provides an excellent opportunity for a wide range of flex industrial users to grow or expand their business. Lease space is available in sizes ranging from 2,000 to 6,800 SF.

PROPERTY HIGHLIGHTS

- 3 Glass 12'W x 12'H Overhead Doors
- Clear Height: ranges from 15'10" to 18'10"
- 3-phase power, 208V, up to 600A
- Fully Insulated
- Ample Parking
- Brand New Construction: Owner Offering Tenant Improvements for Qualified Tenants

SPACES	LEASE RATE	SPACE SIZE
Flex Suite B	\$14.00 SF/yr	2,000 - 6,800 SF

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FLEX INDUSTRIAL SPACE FOR LEASE IN CENTRAL OKC  
7017 OZZY AVE. | OKLAHOMA CITY, OK 73105



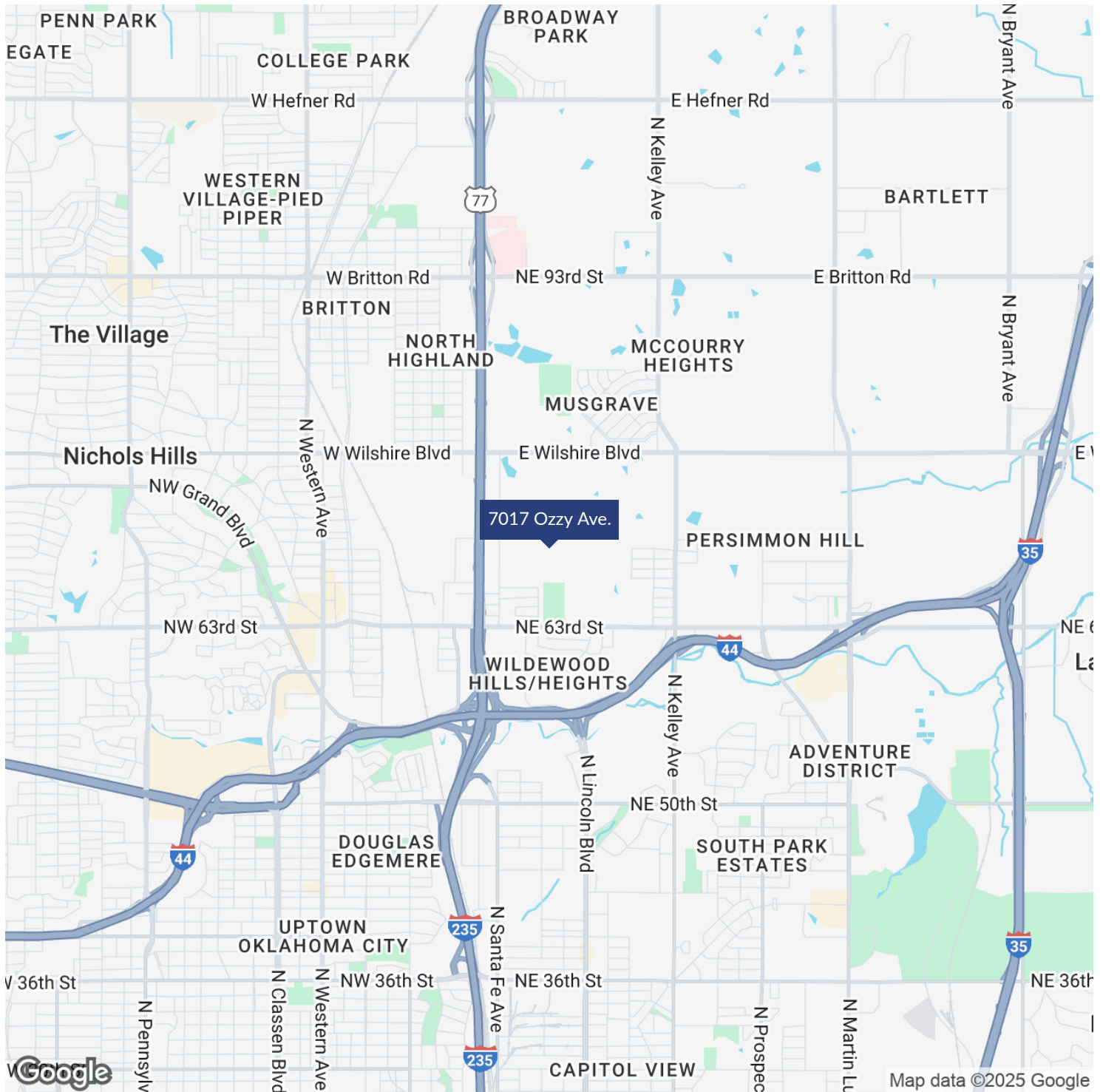
## ADDITIONAL PHOTOS



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## LOCATION MAP

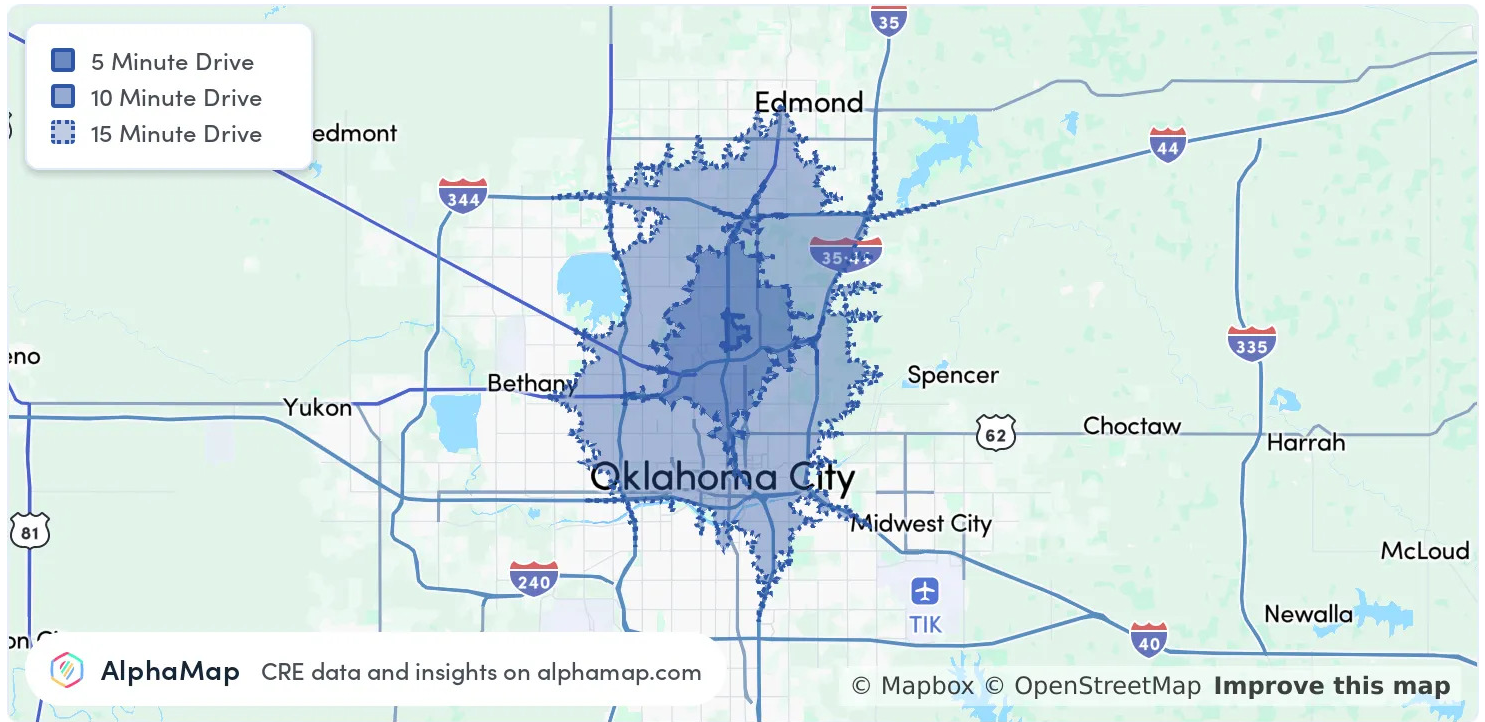


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## AREA ANALYTICS



POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	722	39,785	247,775
Average Age	43	39	39
Average Age (Male)	41	38	37
Average Age (Female)	46	40	40

HOUSEHOLD & INCOME	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	302	18,331	108,642
Persons per HH	2.4	2.2	2.3
Average HH Income	\$70,241	\$91,289	\$81,899
Average House Value	\$255,849	\$371,022	\$278,213
Per Capita Income	\$29,267	\$41,495	\$35,608

Map and demographics data derived from AlphaMap

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