

PRICE: \$10.00 SF/YR

SANTA FE WAREHOUSE

3301 N Santa Fe Ave, Oklahoma City, OK 73118

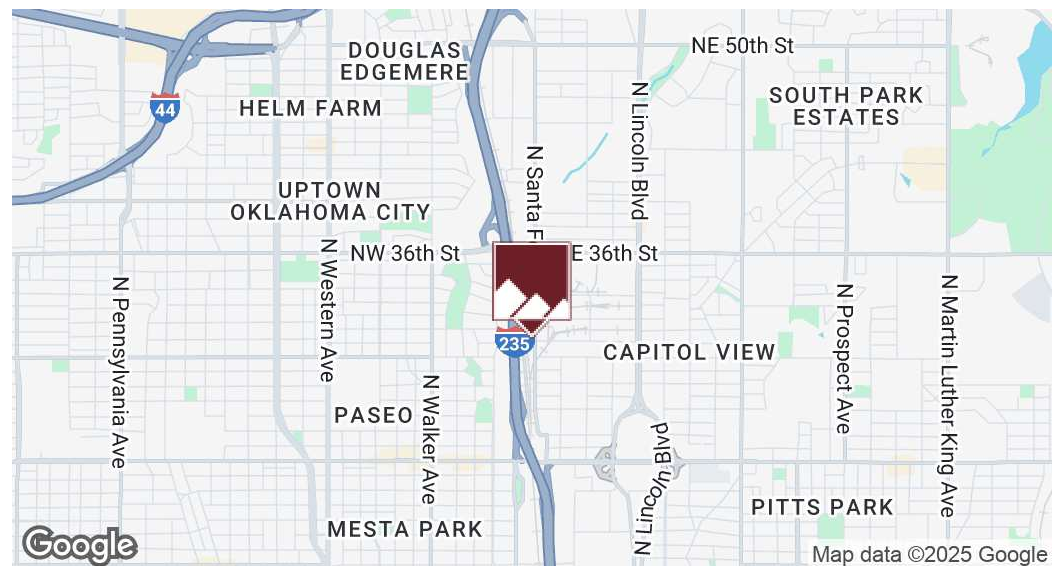
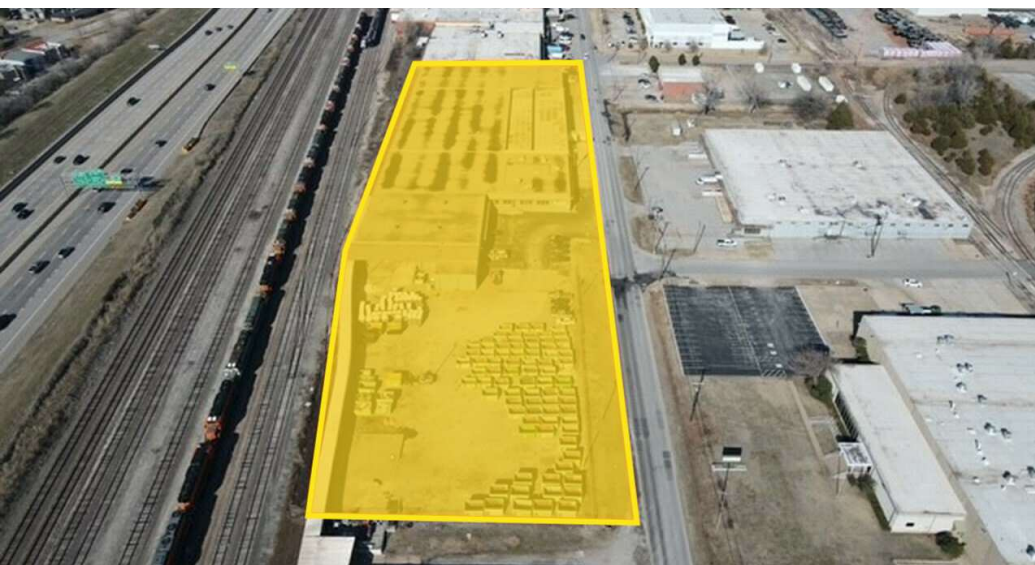
Brock Lytton

Broker
405.250.9596
brock@moriahgroup.net

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Property Description

A 20,000 SF industrial warehouse is available, perfect for distribution with a spacious dock-height staging platform that accommodates full-size semi trucks. The warehouse is equipped with 3-phase, 240v power. Additionally, approximately 3,500 SF of office space is also available.

Offering Summary

Lease Rate	\$10.00 SF/yr (NNN)
Available SF:	23,500 SF
Lot Size:	3.69 Acres

Spaces	Lease Rate	Space Size
Santa Fe Office/Warehouse	\$10.00 SF/yr	23,500 SF

Location Description

Located in the heart of Oklahoma City, the area surrounding the property offers a wide range of amenities and attractions ideal for Office/Industrial tenants. With easy access to Broadway Extension, a key thoroughfare in OKC, and proximity to the bustling 23rd Street corridor, tenants can enjoy convenient access to numerous services and entertainment options.

Property Highlights

- 3,500 SF Office / 20,000 SF Warehouse
- 3 Phase / 240v
- Located off Broadway Extension | Near Downtown

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MORIAH
BROKERAGE SERVICES, LLC

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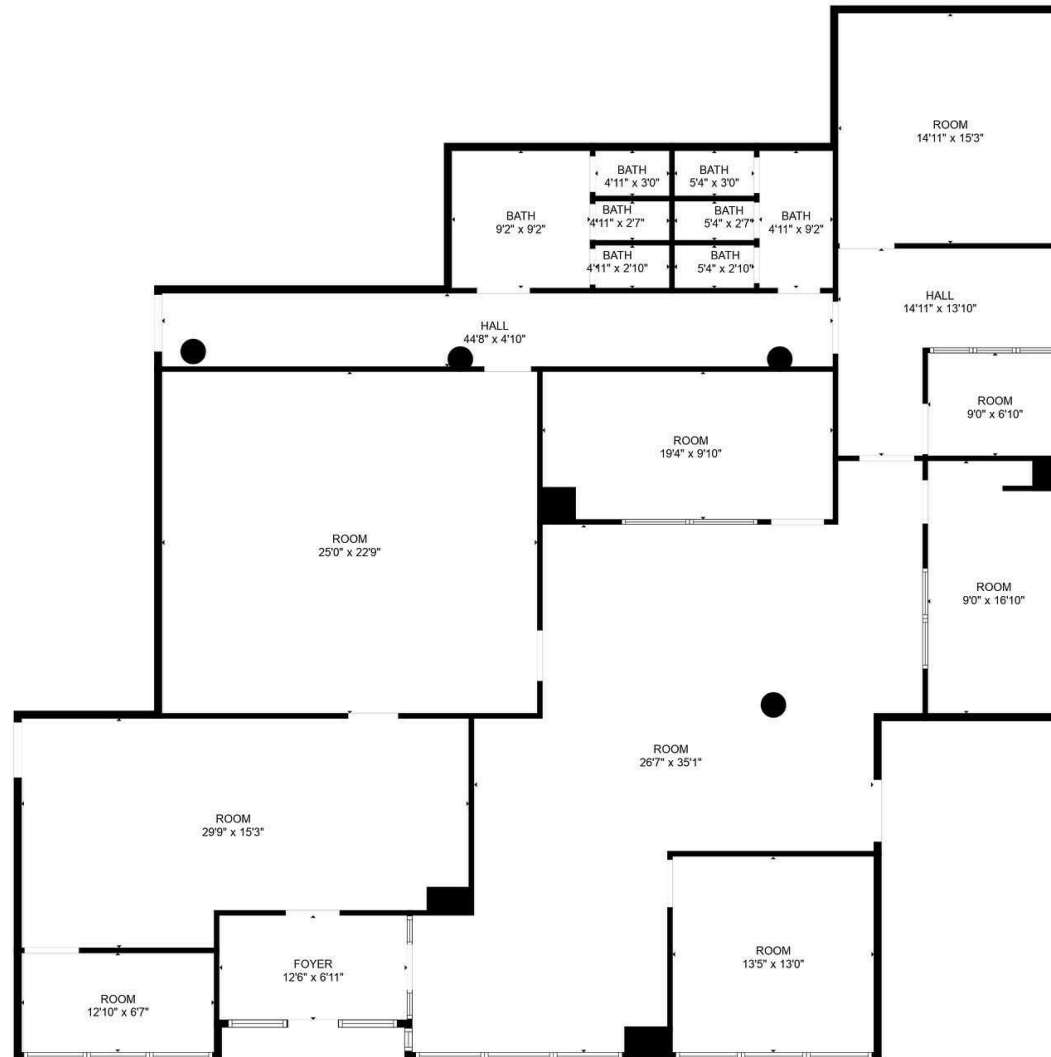
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SANTA FE WAREHOUSE - OFFICE LAYOUT

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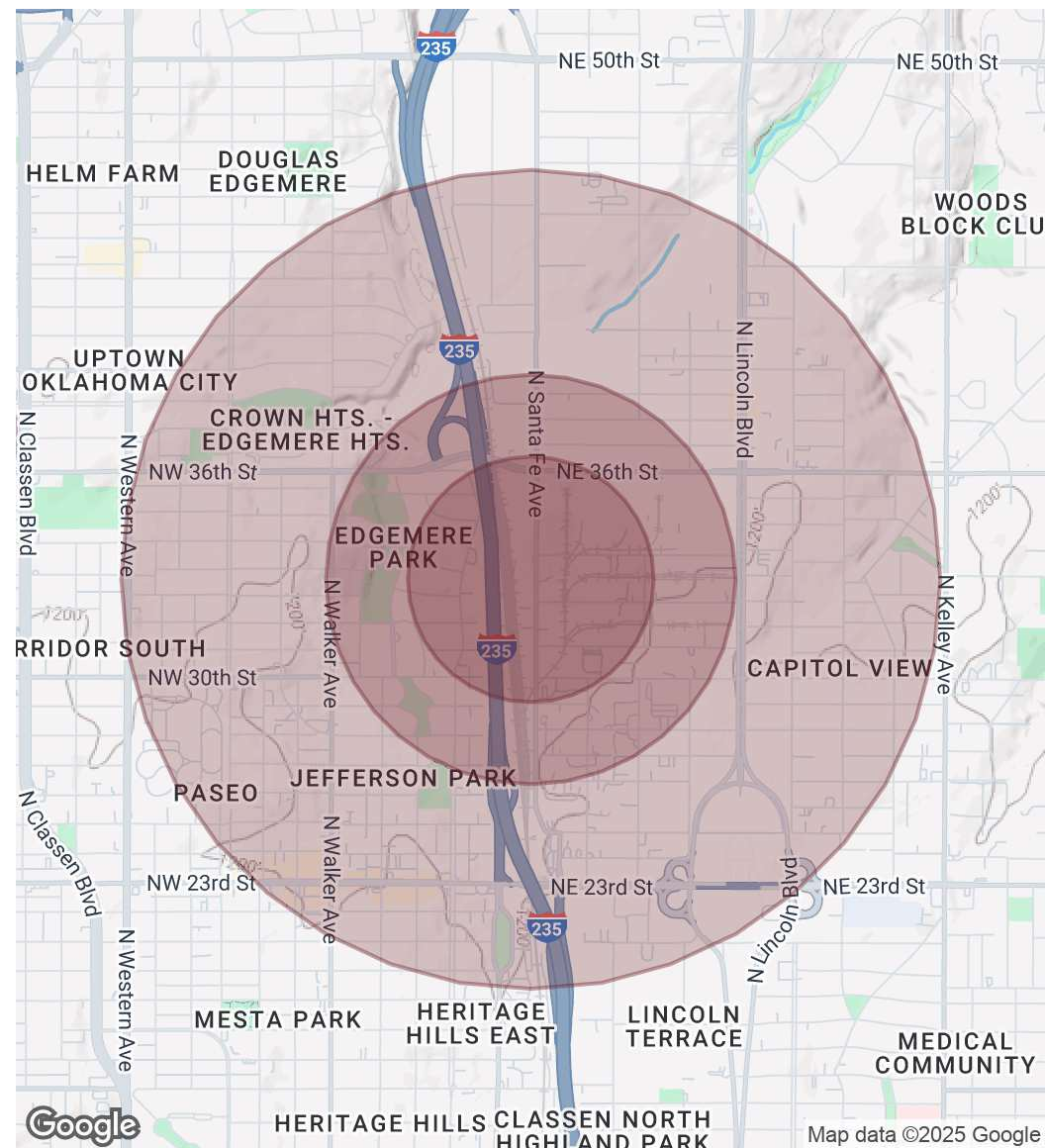
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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	406	1,587	7,235
Average Age	40	39	39
Average Age (Male)	40	40	39
Average Age (Female)	40	39	39

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	232	899	3,800
# of Persons per HH	1.8	1.8	1.9
Average HH Income	\$103,234	\$81,761	\$85,206
Average House Value	\$529,595	\$401,899	\$339,217

Demographics data derived from AlphaMap



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