

200 N.E. 34TH STREET
OKLAHOMA CITY, OK 73105



Industrial Building For Lease

14,000 SF - 33,970 SF on 1.61 Acres +/-

Lease Price: \$7.50/SF/YR + NNN

NAIRED COMMERCIAL
REAL ESTATE

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PROPERTY OVERVIEW

TOTAL SF	33,970 SF +/-
AVAILABLE SF	14,000 SF – 33,970 SF +/-
LOT SIZE	1.61 ACRES +/-
DOORS	(3) DOCK HIGHS & (2) GRADE DOORS
ZONING	I-2
CLEAR HEIGHT	24'
POWER	3 PHASE

PROPERTY HIGHLIGHTS

- (3) Dock High Doors (8' x 10')
- (2) Grade Level Doors - (1) 14' x 12' & (1) 16' x 20
- Office Space Build to Suit
- (2) ADA Restrooms
- 3 Phase Power
- Built in 2023
- Fenced Yard Available
- High-Clear Ceiling Height accommodates Racking or Big-Box Storage
- Fully Sprinklered Warehouse
- Divisible, can be Demised into 2 Suites, Down to +/- 14,000 SF
- Tenant Improvement Allowance Available (Pending Terms)

LOCATION HIGHLIGHTS

- Excellent Santa Fe Submarket Location
- Ample Concrete Parking Lot
- Great Access to I-235 & I-44
- Strategic Distribution Radius
- Within a 250-mile Concentric Circle Covering Dallas, Tulsa, Wichita, and Little Rock Metro Markets.
- Logistics Advantage: 17-minute trip to Will Rogers World Airport Cargo Terminals for Airfreight



DEMOGRAPHICS



POPULATION

1 MILE: 6,713
3 MILES: 74,405
5 MILES: 162,529



AVERAGE HOUSEHOLD INCOME

1 MILE: \$70,001
3 MILES: \$81,457
5 MILES: \$79,858



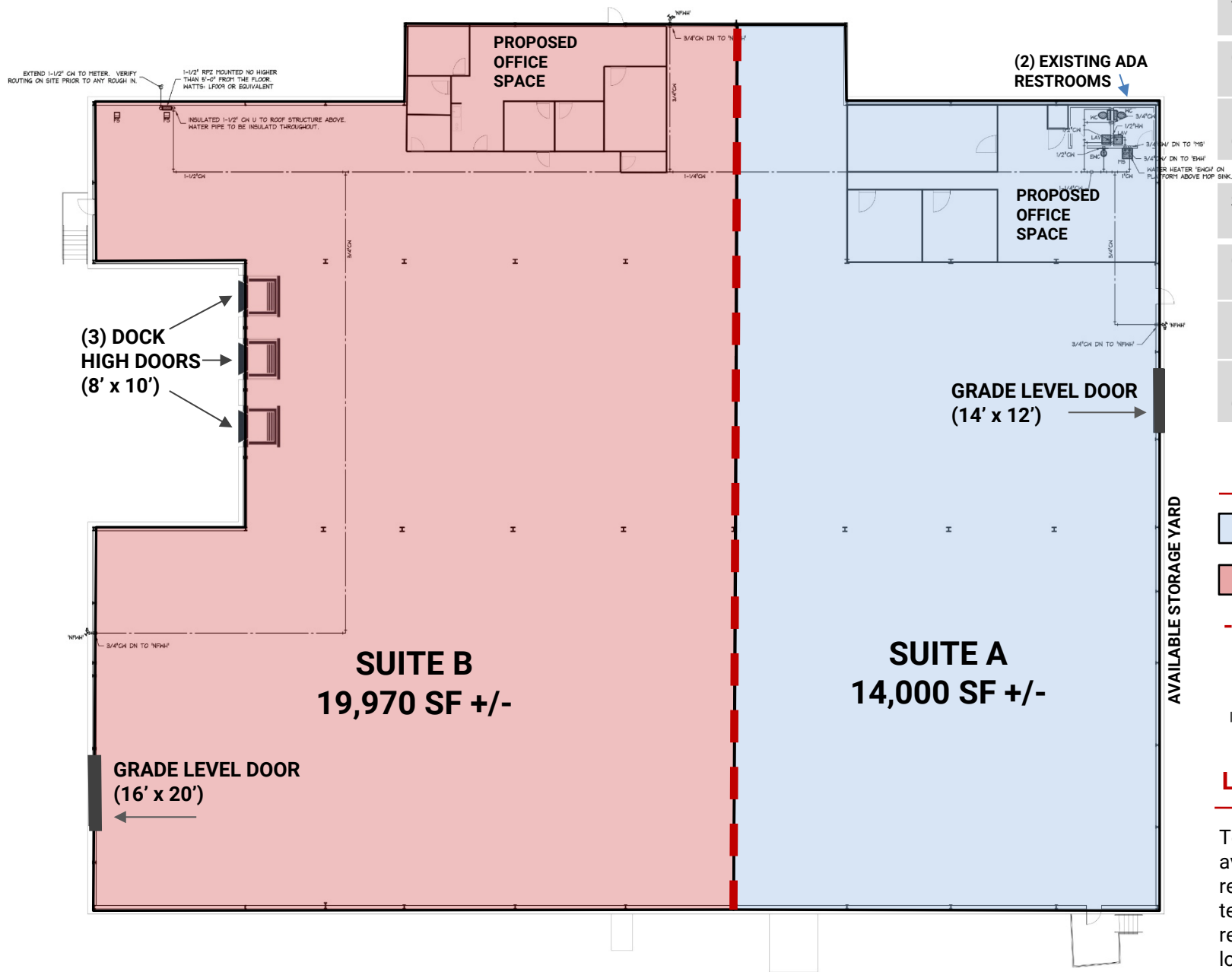
TOTAL HOUSEHOLDS

1 MILE: 3,435
3 MILES: 35,217
5 MILES: 71,533



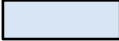
0.1 MILES FROM I-235
1.8 MILES FROM I-44
2.5 MILES FROM I-35
3 MILES FROM I-40

200 N.E. 34TH STREET – FLOOR PLAN



SUITE A	14,000 SF +/-
GRADE DOORS	(1) 14' x 12'
PROPOSED OFFICE	(2) ADA RESTROOMS
SUITE B	19,970 SF +/-
GRADE DOORS	(1) 16' x 20'
DOCK DOORS	(3) 8' x 10'
PROPOSED OFFICE	

LEGEND

	Suite A
	Suite B
	Demising Wall (Illustrative)
	Dock High Door
	Grade Level Door

LEASING

Tenant improvement allowance available, pending terms. Office and restroom build-out delivered to tenant specification. Suites may be reconfigured - demising wall location is not fixed.

Example demising plan, for illustration only. Not to scale and not a construction document. Suites can be configured to tenant needs. Square footages, dimensions, column locations and door placements are approximate and subject to field verification.

200 N.E. 34TH STREET - PICS



200 N.E. 34TH STREET - AERIAL

