

11305 S. I-44 SERVICE ROAD-SUITE B  
OKLAHOMA CITY, OK 73173



Industrial Space For Lease

6,400 SF MOL

Lease Price: \$10.00/SF NNN  
NNN Charges: \$2.25/SF

**NAI**RED COMMERCIAL  
REAL ESTATE  
405.840.0600 | [NAIRED.COM](http://NAIRED.COM)

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## PROPERTY OVERVIEW

TOTAL SF	22,500 TOTAL SF
LOT SIZE	1.25 ACRE +/-
ZONING	I-1
DOORS	(3) DRIVE IN DOORS
YARD	FENCED
CEILING HEIGHT	14' EVE
BUILT / RENOVATED	1980

- 6,400 total square feet available
- High Industrial Area that Services both South Oklahoma City, Moore and Norman
- (2) 14' x 14' Drive In Doors
- (1) 12' x 12' Drive In Door
- Frontage on I-44
- 1 mile to Will Rogers International Airport
- 1/2 mile to Amazon Distribution Center

## DEMOGRAPHICS



**POPULATION**  
 1 MILE: 1,777  
 3 MILES: 42,311  
 5 MILES: 131,382



**AVERAGE HOUSEHOLD INCOME**  
 1 MILE: \$163,895  
 3 MILES: \$106,644  
 5 MILES: \$83,416



**TOTAL HOUSEHOLDS**  
 1 MILE: 605  
 3 MILES: 15,927  
 5 MILES: 48,904



ON I-44  
 3.5 MILES FROM I-240  
 5 MILES FROM HWY 152

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