

4600 N. COOPER AVENUE  
OKLAHOMA CITY, OK 73118

Industrial Building For Sale or Lease

30,400 SF on 1.03 Acres MOL

Sales Price: \$2,340,800 (\$77/SF)

18,900 SF For Lease

Lease Price: \$6.75/SF/YR NNN

*3 MONTHS FREE RENT FOR LEASES EXECUTED IN 2025*

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REAL ESTATE



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## PROPERTY HIGHLIGHTS

- Income Producing Property with a National Credit Tenant
- Rent Roll Available Upon Request
- Available For Lease: 18,900 SF MOL
  - Office: 4,900 SF MOL
  - Warehouse: 14,000 SF MOL
- LED Lights
- Warehouse Heaters
- Climate Control Available
- (7) Dock High Doors
- 400 Amps 240 Volt 3 Phase Power
- White Box Office Space (Build to Suit)
- (2) Restrooms
- 25' x 25' Column Spacing
- TI Available Based on Lease Terms & Credit Strength

## LOCATION HIGHLIGHTS

- 14.7 Minute Drive to Will Rogers International Airport

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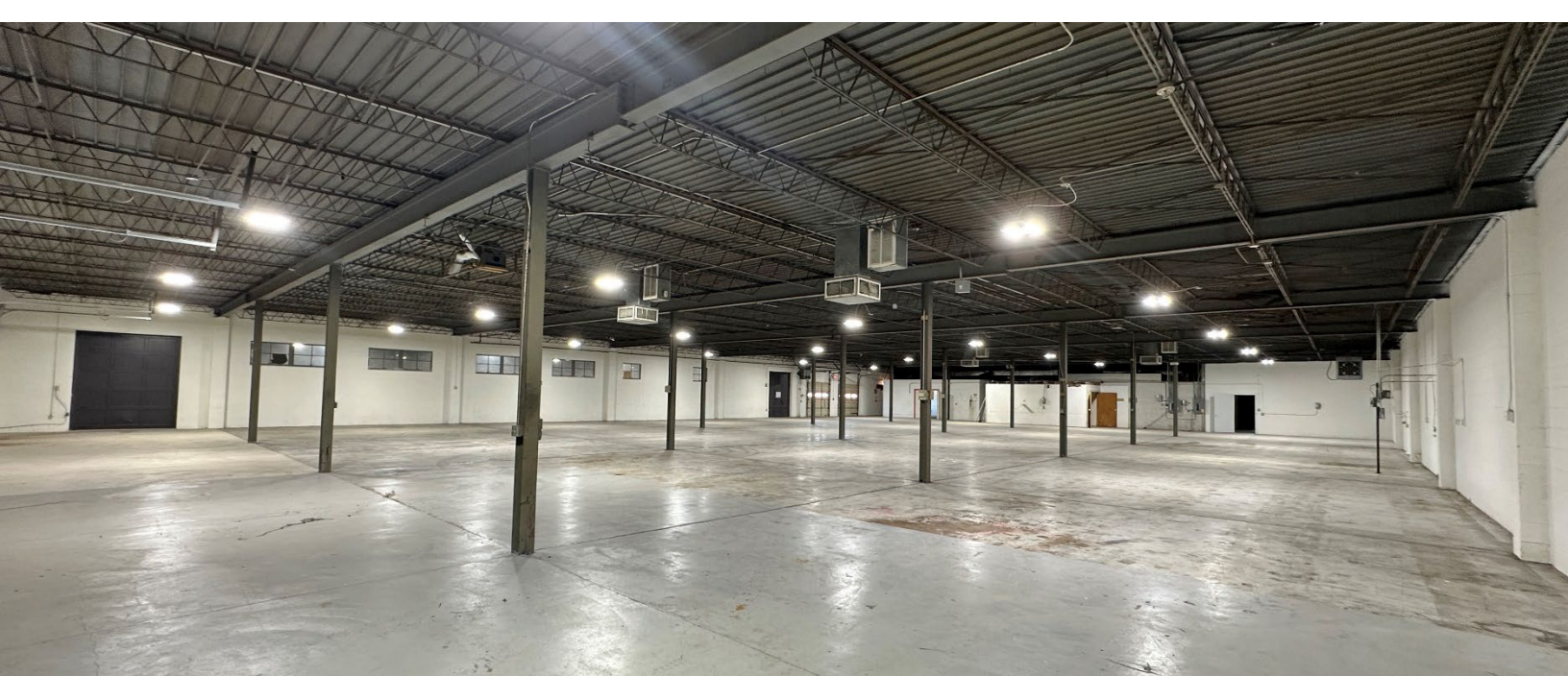
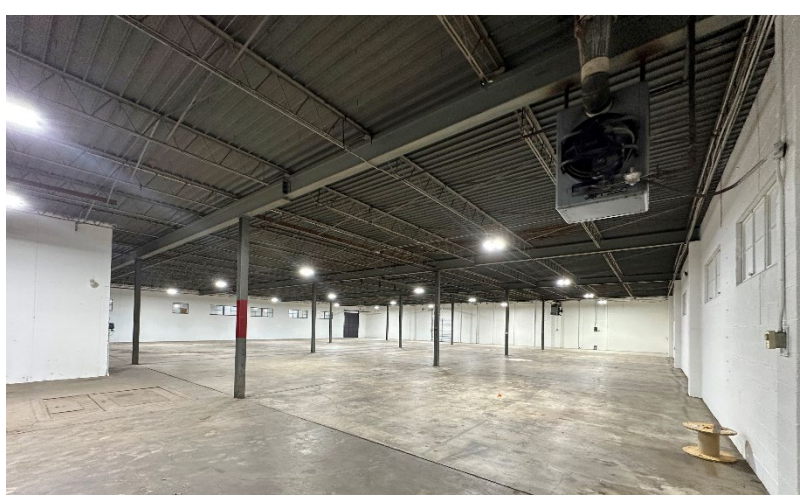
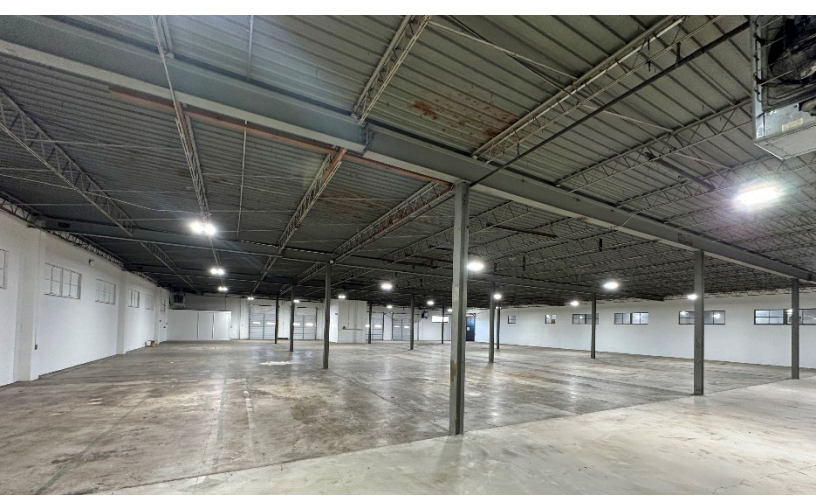
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## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	5,483	69,320	163,429
AVERAGE HOUSEHOLD INCOME	\$87,723	\$75,798	\$71,378
TOTAL HOUSEHOLDS	2,691	32,571	73,886

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