

133 N.E. 52<sup>nd</sup> STREET  
OKLAHOMA CITY, OK 73105

Industrial Building For Lease

7,500 SF on 0.45 Acres MOL

Lease Price: \$9.00/SF/YR + NNN



NAIRED

COMMERCIAL  
REAL ESTATE

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## PROPERTY HIGHLIGHTS

- (3) 14' x 12' Grade Level Doors
- Radiant Heater
- (3) Private Offices
- Reception Area
- ADA Restroom
- Break Area
- Built 2022
- 14' Clear Height
- Zoned: I-2
- Optional Perimeter Fencing Available
- Fiber-Optic or High-Speed Internet Available On Site

## LOCATION HIGHLIGHTS

- Easy Access to I-44 & I-235
- 3 Miles from the Downtown OKC Business District
- 4 Miles from Will Rogers World Airport Cargo Facilities
- Close to Major Suppliers, Service Providers, and Industrial Parks

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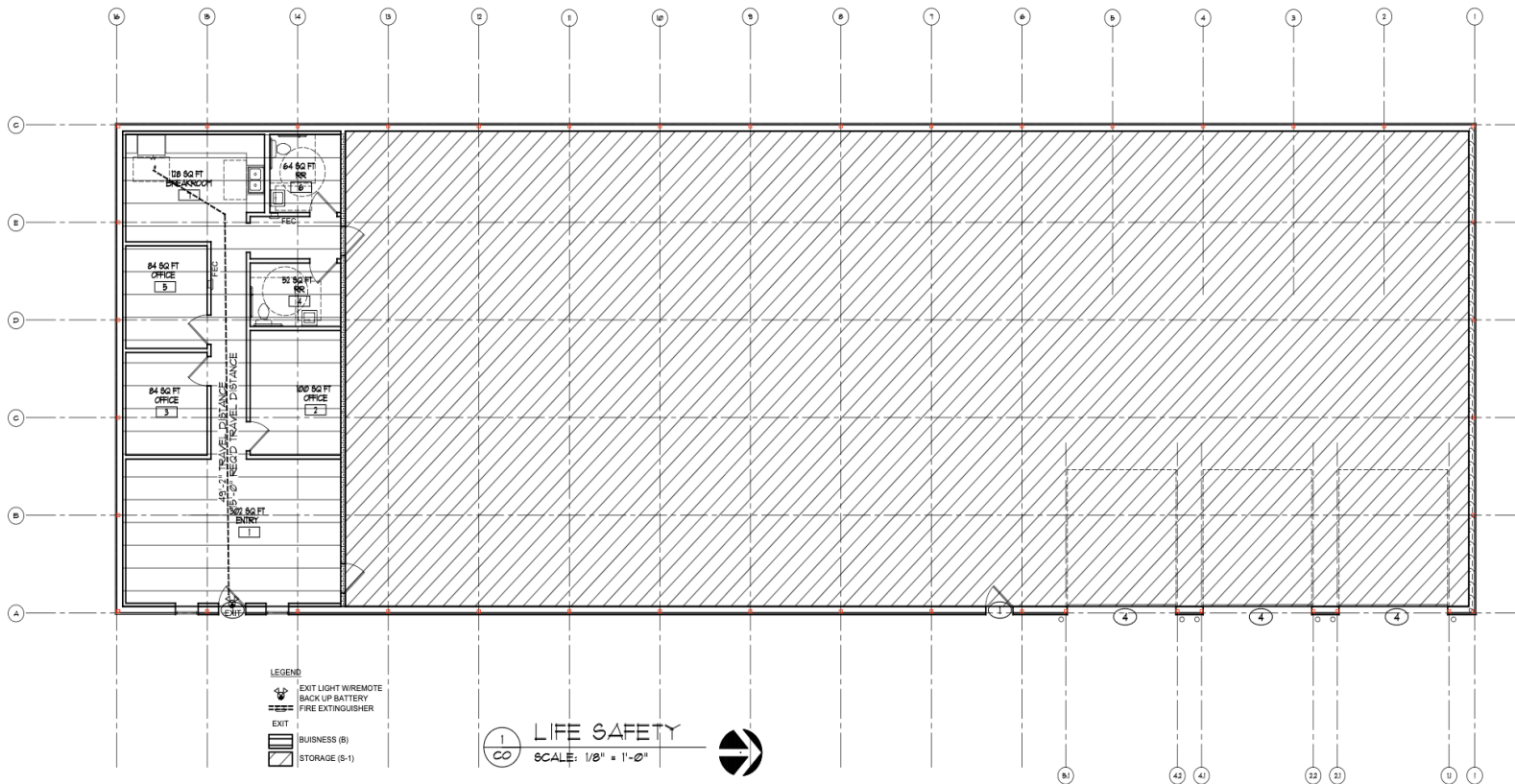
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## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	4,099	57,841	154,463
AVERAGE HOUSEHOLD INCOME	\$69,554	\$76,791	\$72,831
TOTAL HOUSEHOLDS	1,966	26,580	70,625

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