



FOR SALE



Presents

MELROSE LANE INDUSTRIAL

6624 MELROSE LN
OKLAHOMA CITY, OK 73127



JOHN ARCHINIACO
SALES ASSOCIATE
405.879.1171 X111

EXECUTIVE SUMMARY

MELROSE LANE INDUSTRIAL BUILDING

6624 MELROSE LN
OKLAHOMA CITY, OK 73127



OFFERING SUMMARY

Sale Price:	\$1,050,000
Building Size:	10,500 SF
Available SF:	10,500 SF
Lot Size:	38,776 SF
Number of Units:	1
Price / SF:	\$100.00
Year Built:	1982
Renovated:	2025
Zoning:	I-3
Market:	NW Oklahoma City

PROPERTY OVERVIEW

Excellent industrial space at 6624 Melrose Lane in Oklahoma City. With high ceiling heights, robust 3-phase power, and great accessibility, this property is a gateway to unlimited possibility in NW OKC's industrial district. Don't miss out on this prime opportunity for your business. Contact us at LaGree Associates today to learn more.

PROPERTY HIGHLIGHTS

- Easy access to major interstates
- Including I-40, I-235, & I-44
- 3 Phase Power
- 3 Drive-In Bays
- Newly Insulated
- Recently Remodeled

LAGREE ASSOCIATES

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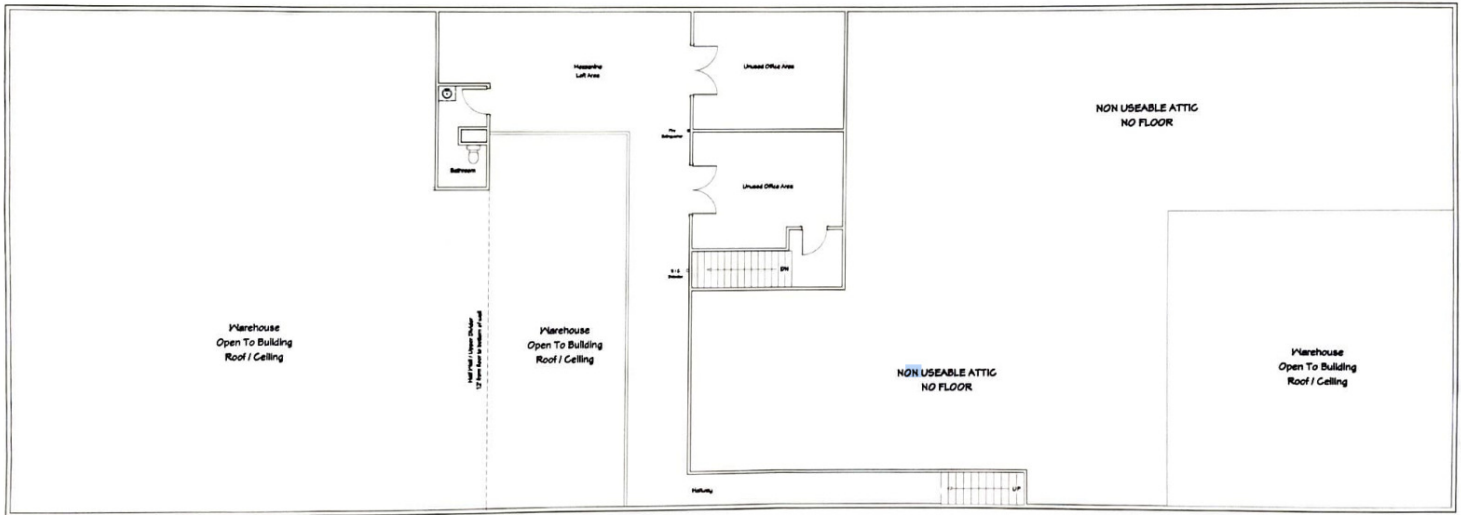
405.308.7281

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FLOOR PLAN

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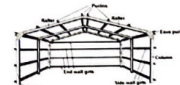


MEZZANINE AREA

1675 SQ FT



Main Floor Interior
10,131 SQ FT



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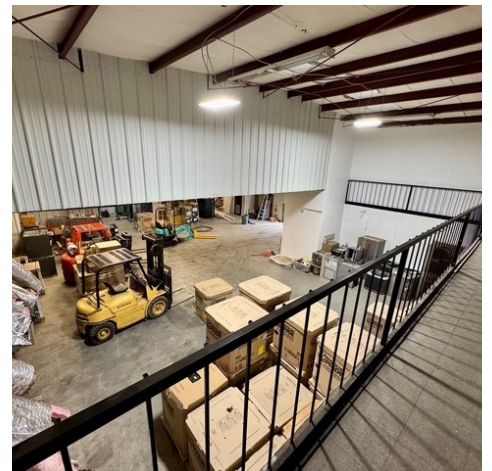
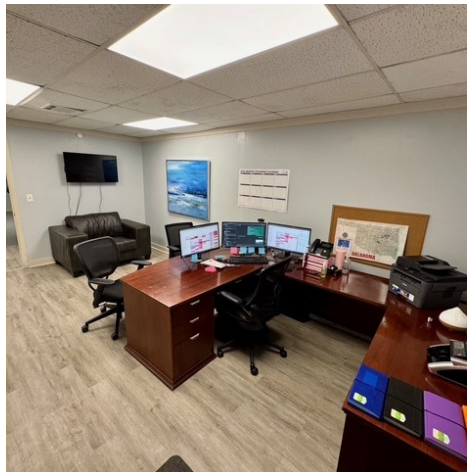
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• High Ceilings • Fenced Yard • Great Industrial Location

ADDITIONAL PHOTOS

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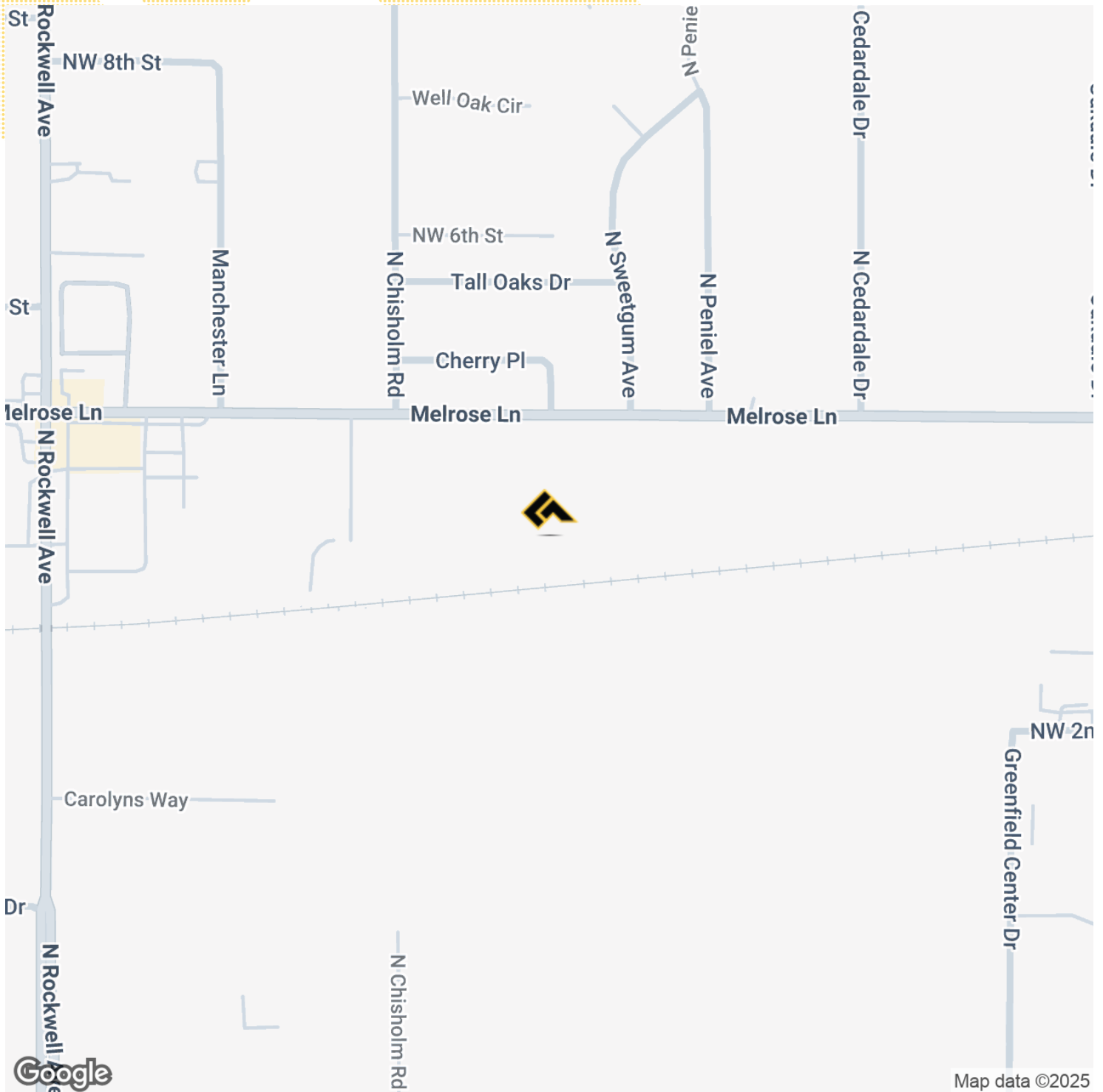
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LOCATION MAP

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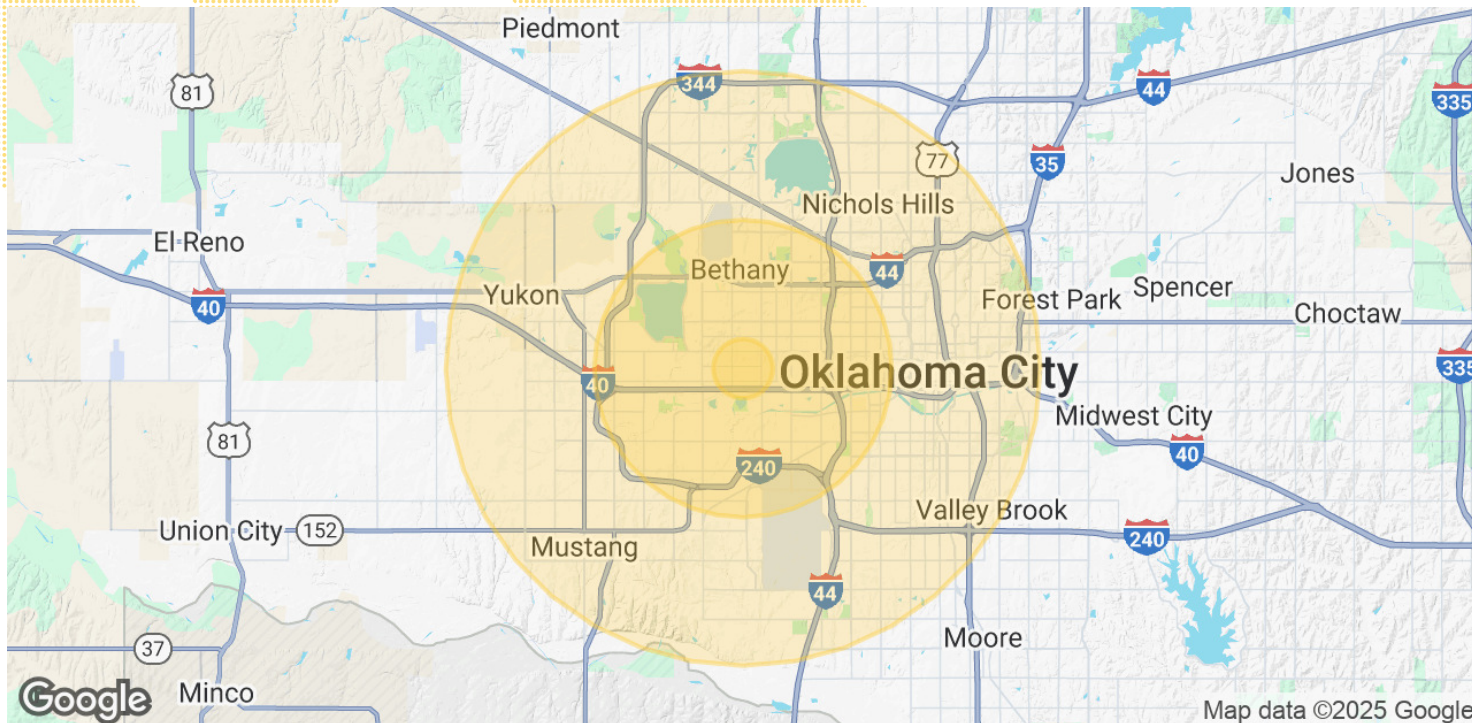
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	5,843	152,076	571,625
Average Age	35.3	33.9	35.7
Average Age (Male)	28.6	32.7	34.7
Average Age (Female)	37.8	34.8	36.7

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	3,041	65,168	245,276
# of Persons per HH	1.9	2.3	2.3
Average HH Income	\$32,340	\$52,979	\$64,197
Average House Value	\$95,575	\$127,185	\$151,730

2020 American Community Survey (ACS)

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