

113 N.E. 36TH STREET
OKLAHOMA, OK 73105



Industrial Space For Sub-Lease

10,000 SF on 0.92 Acres MOL

Sub-Lease Price: \$10.00/SF/YR/NNN
Estimated NNN Charges: \$2.77/SF/YR

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ZAC@NAIRED.COM

MASON CONWAY
405.531.6272
MASON@NAIRED.COM



PROPERTY OVERVIEW

TOTAL SF	10,000 SF +/-
LOT SIZE	0.92 ACRES +/-
DOORS	(4) 12' x 14' GRADE DOORS
ZONING	I-2
CEILING HEIGHT	16'
POWER	200 AMP / 210 VOLT / 3 PHASE

PROPERTY HIGHLIGHTS

- Built 2022, single-tenant freestanding
- Metal construction
- Opportunity Zone
- 36 surface spaces (3.6/1,000 SF)
- Divisible, available immediately
- New/extended direct lease with ownership available beyond May 2029

LOCATION HIGHLIGHTS

- East OKC industrial submarket
- ~12,000 VPD on NE 36th St
- 25 min to Will Rogers International Airport
- 7 min to downtown OKC

DEMOGRAPHICS



POPULATION

1 MILE: 6,540
3 MILES: 75,862
5 MILES: 163,607



AVERAGE HOUSEHOLD INCOME

1 MILE: \$83,730
3 MILES: \$83,268
5 MILES: \$80,529



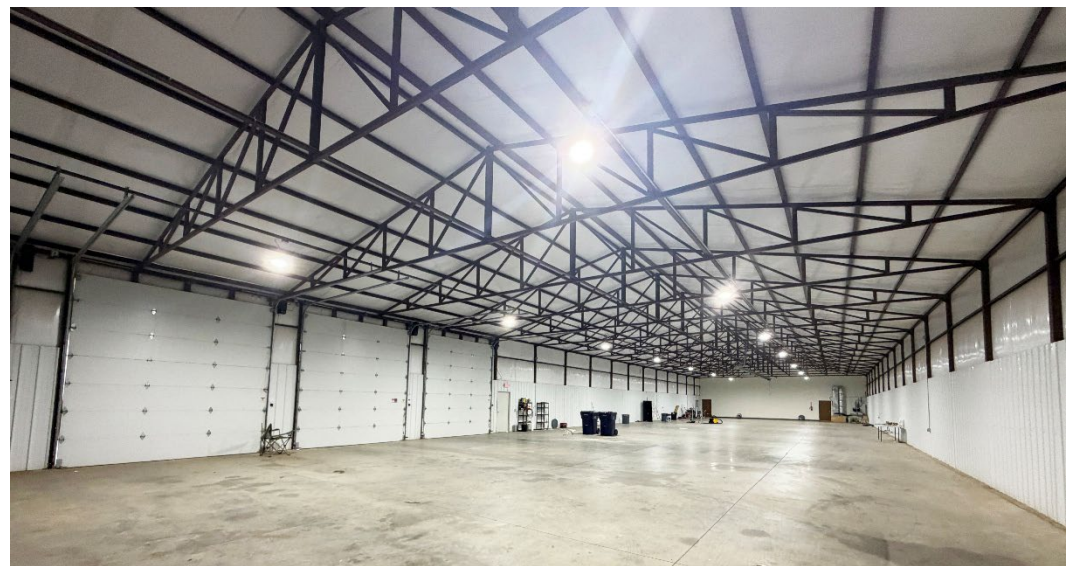
TOTAL HOUSEHOLDS

1 MILE: 3,255
3 MILES: 36,088
5 MILES: 72,432



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

113 N.E. 36TH STREET - PICS



113 N.E. 36TH STREET - AERIAL

