

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



Industrial Space For Lease

6,400 SF on 1 Acre MOL

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

NAIRED COMMERCIAL
REAL ESTATE
405.840.0600 | NAIRED.COM

BOB SULLIVAN, CCIM
405.641.9798
RSULLIVAN@CCIM.NET

CLARK EVERETT
405.985.8424
CLARK@NAIRED.COM



PROPERTY OVERVIEW

TOTAL SF	22,500 TOTAL SF +/-
SF AVAILABLE	6,400 SF +/-
LOT SIZE	1.25 ACRE +/-
ZONING	I-1
DOORS	(3) DRIVE IN DOORS (2) 14' x 14' & (1) 12' x 12'
YARD	FENCED
CEILING HEIGHT	14' EVE
BUILT / RENOVATED	1980
POWER	200 AMPS

- High Industrial Area that Services both South OKC, Moore & Norman
- 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

11305 S. I-44 SERVICE ROAD-SUITE B



11305 S. I-44 SERVICE ROAD-SUITE B AERIAL

