

120 N. ROCKWELL AVENUE
OKLAHOMA CITY, OK 73127



Industrial Space For Lease

1,800 SF – 3,500 SF Available

Lease Price: \$9.50/SF Modified Gross

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PROPERTY OVERVIEW

TOTAL SF	101,500 SF +/-
SF AVAILABLE	1,800 SF-3,500 SF +/-
LOT SIZE	6.65 ACRES +/-
ZONING	I-2
CLEAR HEIGHT	24'
DOORS	(45) 14' GRADE LEVEL
BUILT	2022

PROPERTY HIGHLIGHTS

- 2022 Construction; Modern Industrial Park
- 46,500 SF available with flexible suite sizes between 1,800 SF-3,500 SF
- Every suite features its own dedicated 14' grade-level door
- I-2 zoning supporting a wide range of industrial uses
- Approximately 10% Office / 90% Warehouse per Suite

LOCATION HIGHLIGHTS

- Prominently situated on N Rockwell Ave in NW Oklahoma City's premier industrial corridor
- Less than one mile from Wiley Post Airport
- Direct access to Northwest Expressway and the Kilpatrick Turnpike
- Centrally positioned with easy reach to I-40 and I-44

DEMOGRAPHICS



POPULATION

1 MILE: 6,811
3 MILES: 57,527
5 MILES: 166,148



AVERAGE HOUSEHOLD INCOME

1 MILE: \$48,805
3 MILES: \$66,744
5 MILES: \$74,730



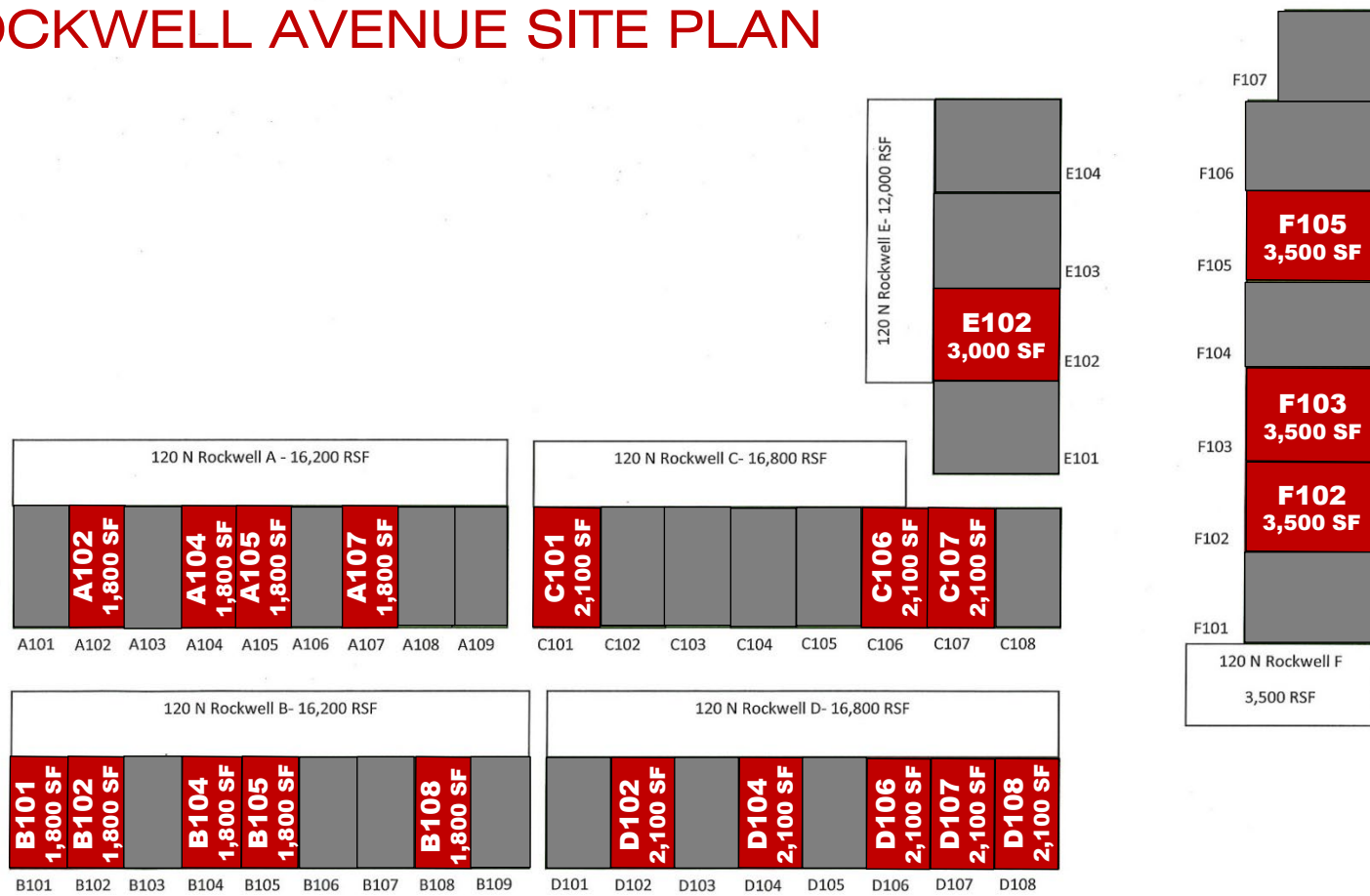
TOTAL HOUSEHOLDS

1 MILE: 2,702
3 MILES: 22,418
5 MILES: 64,052



1.5 MILES FROM I-40
2.2 MILES FROM RT-66
4.5 MILES FROM I-44

120 N. ROCKWELL AVENUE SITE PLAN



120 N. Rockwell Avenue - Suite A \$1,425/Month Modified Gross

- A102: 1,800 SF +/-
- A104: 1,800 SF +/-
- A105: 1,800 SF +/-
- A107: 1,800 SF +/-

120 N. Rockwell Avenue - Suite B \$1,425/Month Modified Gross

- B101: 1,800 SF +/-
- B102: 1,800 SF +/-
- B104: 1,800 SF +/-
- B105: 1,800 SF +/-
- B108: 1,800 SF +/-

120 N. Rockwell Avenue - Suite C \$1,662.50/Month Modified Gross

- C101: 2,100 SF +/-
- C106: 2,100 SF +/-
- C107: 2,100 SF +/-

120 N. Rockwell Avenue - Suite D \$1,662.50/Month Modified Gross

- D102: 2,100 SF +/-
- D104: 2,100 SF +/-
- D106: 2,100 SF +/-
- D107: 2,100 SF +/-
- D108: 2,100 SF +/-

120 N. Rockwell Avenue - Suite E \$2,375/Month Modified Gross

- E102: 3,000 SF +/-

120 N. Rockwell Avenue - Suite F \$2,770.83/Month Modified Gross

- F102: 3,500 SF +/-
- F103: 3,500 SF +/-
- F105: 3,500 SF +/-

120 N. ROCKWELL AVENUE PICS

