

3701 S. MERIDIAN AVENUE
OKLAHOMA CITY, OK 73119



Industrial Building For Sale
6,600 SF on 2.35 Acres MOL
Call For Pricing

NAIRED COMMERCIAL
REAL ESTATE

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PROPERTY OVERVIEW

TOTAL SF	6,600 SF +/-
LOT SIZE	2.35 ACRES +/-
ZONING	I-3 (HEAVY INDUSTRIAL)
CEILING HEIGHT	18'
DOORS	(8) GRADE LEVEL

PROPERTY HIGHLIGHTS

- +/-6,600 SF warehouse on +/-2.35 paved and fenced acres
- Fenced, secured, paved yard for fleet/vehicle ops
- +/-75 striped surface parking spaces
- On-site car wash conveys with the property
- High visibility on S Meridian (+/-15,600 VPD)
- Turnkey & operating; far below cost/time to build new
- Airport-adjacent to Will Rogers International Airport
- 8 grade-level drive-in doors; +/-18 ft clear
- I-3 heavy industrial zoning
- Office / showroom plus service bays
- Delivered vacant - strong owner-user opportunity
- Hard-to-replicate location, paving, security & building

LOCATION HIGHLIGHTS

- SW OKC / S Meridian industrial corridor
- +/-2.2 miles to Will Rogers World Airport
- Direct S Meridian access; near I-44 & I-240
- Airport rental-car, fleet & logistics cluster nearby
- +/-15,600 vehicles/day on S Meridian Ave
- +/-4,572 daytime employees within 1 mile
- Growing Southwest OKC industrial submarket



DEMOGRAPHICS



POPULATION

1 MILE: 1,659
3 MILES: 41,605
5 MILES: 177,143



AVERAGE HOUSEHOLD INCOME

1 MILE: \$80,438
3 MILES: \$56,827
5 MILES: \$66,500



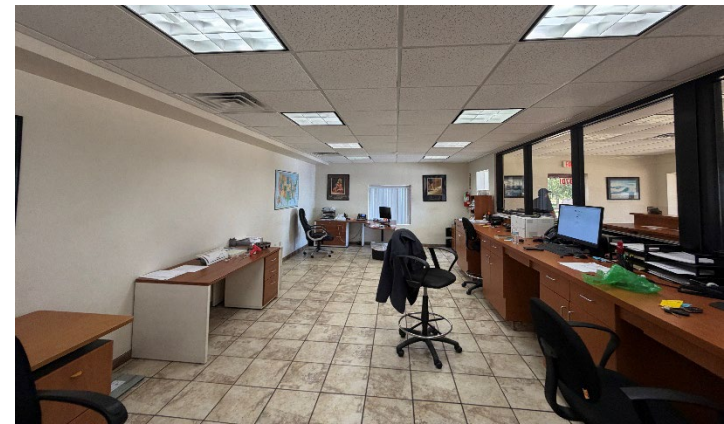
TOTAL HOUSEHOLDS

1 MILE: 602
3 MILES: 13,932
5 MILES: 64,067



- 0.5 MILE FROM HWY 152
- 2 MILES FROM I-44
- 2.5 MILES FROM I-40
- 3.5 MILES FROM I-240

3701 S. MERIDIAN AVENUE - PICS



3701 S. MERIDIAN AVENUE - AERIAL



USAPARK
AIRPORT PARKING
3901 S. Meridian Ave. 73119
(405) 681-7275

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