

520 N. MERIDIAN AVENUE  
OKLAHOMA CITY, OK 73107



Industrial Warehouse For Lease  
8,748 SF on 3.22 Acres MOL  
Lease Price: \$12.00/SF/YR/NNN

**NAIRED** COMMERCIAL  
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## PROPERTY OVERVIEW

TOTAL SF 8,748 SF +/-

LOT SIZE 3.22 ACRES +/-

ZONING I-2

CEILING HEIGHT 20'

YARD FENCED

DOORS (1) 12' DOCK HIGH  
(1) 12' GRADE LEVEL

- **Fully Climate-Controlled Warehouse** – Protect Equipment, Inventory, and Staff Year-Round
- **Flexible Loading Options** – (1) 12' Dock-High + (1) 12' Grade-Level Door to Accommodate Multiple Shipping Needs
- **I-2 Zoning** – Ideal for Manufacturing, Fabrication, Warehousing, and Distribution Users
- **Immediate I-40 Access** – Quick Connectivity for Trucks, Vendors, and Employees
- **Ideal Location** – Surrounded by Hotels, Restaurants, and Services for your Team and Visiting Clients

## DEMOGRAPHICS



### POPULATION

1 MILE: 6,712  
3 MILES: 77,192  
5 MILES: 215,427



### AVERAGE HOUSEHOLD INCOME

1 MILE: \$46,682  
3 MILES: \$57,244  
5 MILES: \$62,900



### TOTAL HOUSEHOLDS

1 MILE: 2,552  
3 MILES: 30,691  
5 MILES: 86,725



0.60 MILES TO I-40  
2.8 MILES TO I-44

# 520 N. MERIDIAN AVENUE



# 520 N. MERIDIAN AVENUE AERIAL



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