

7313 S.W. 67TH STREET
OKLAHOMA CITY, OK 73169



Industrial Building For Sub-Lease

18,125 SF on 2.95 Acres MOL

Sub-Lease Price: \$12.81/SF/YR/NNN

NAIRED COMMERCIAL
REAL ESTATE

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PROPERTY OVERVIEW

TOTAL SF	18,125 SF +/-
LOT SIZE	2.95 ACRES +/-
ZONING	I-2 (MODERATE INDUSTRIAL)
CEILING HEIGHT	18'
DOORS	(2) 12' x 14 POWER LIFT
POWER	400 AMP / 3 PHASE

PROPERTY HIGHLIGHTS

- 18,125 SF freestanding industrial building
- 2,535 SF finished office with available temporary office
- 1.5-acre fenced, compacted & graveled yard
- 18' clear height
- (2) 12'x14' power-lift grade-level doors
- 400 amps, 3-phase power
- T-5 fluorescent lighting
- OH gas space-heating units
- 25+ parking spaces
- Built 2021 - like-new condition
- Sublease available through 8/31/2028
- New/extended direct lease with ownership available beyond 2028

LOCATION HIGHLIGHTS

- Rockwell Heights Industrial Park
- Directly east of Will Rogers World Airport
- 1.5 miles to HWY-152 / Kilpatrick Turnpike
- Quick connection to all area interstates
- Southwest OKC industrial submarket



DEMOGRAPHICS



POPULATION

1 MILE: 861
3 MILES: 15,143
5 MILES: 88,099



AVERAGE HOUSEHOLD INCOME

1 MILE: \$104,081
3 MILES: \$126,664
5 MILES: \$91,534



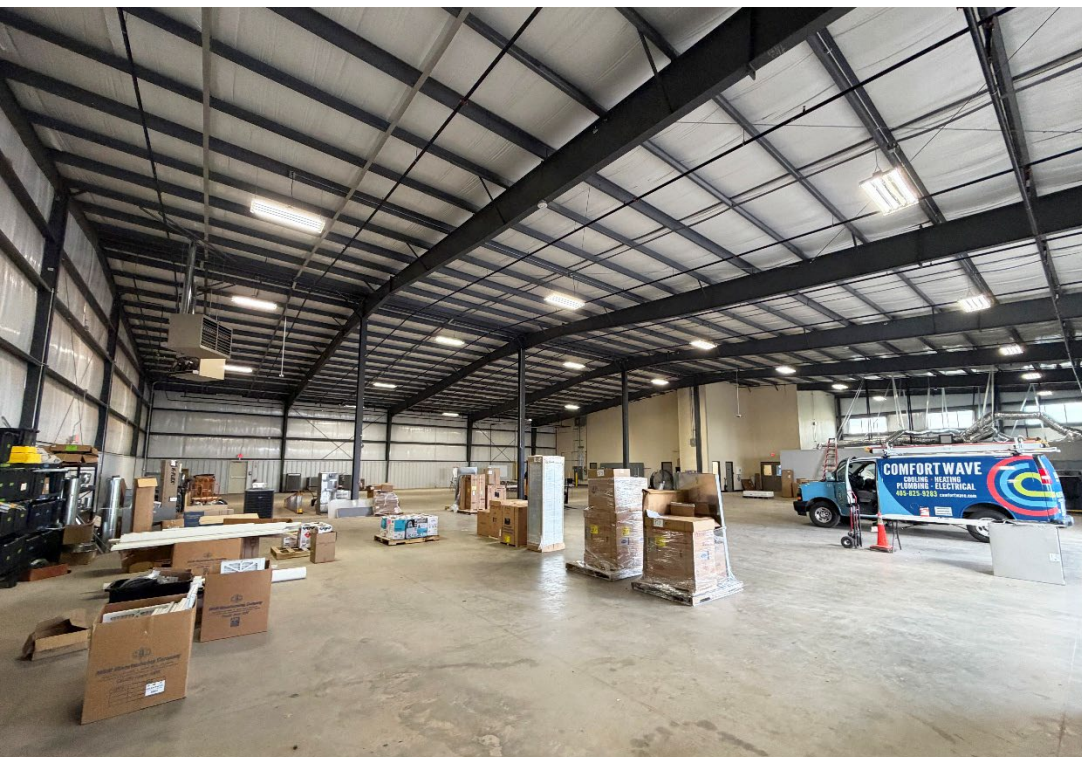
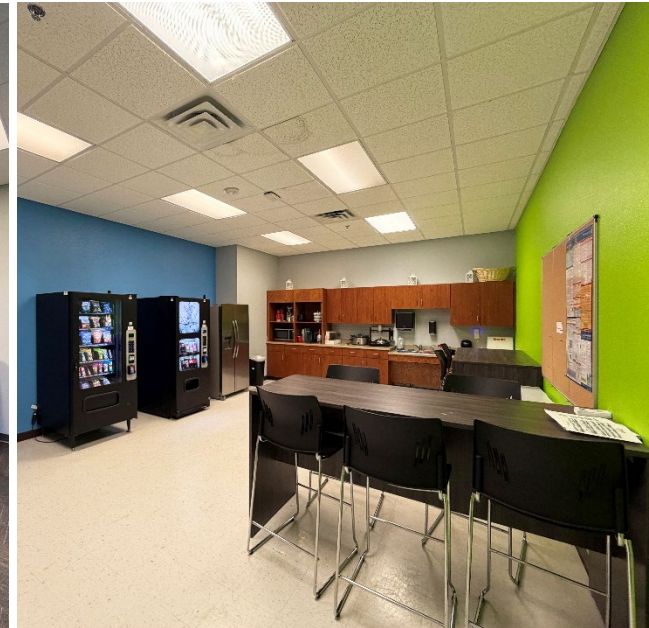
TOTAL HOUSEHOLDS

1 MILE: 89
3 MILES: 4,839
5 MILES: 30,891



1.5 MILES FROM
HWY 152/KILPATRICK
TURNPIKE

7313 S.W. 67th STREET- PICS



7313 S.W. 67th STREET- PICS



7313 S.W. 67th STREET- PICS



7313 S.W. 67th STREET- AERIAL

