

7408 N.W. 83RD STREET
OKLAHOMA CITY, OK 73132



Industrial Space For Lease

4,000 SF Available

Lease Price: \$12.00/SF Modified Gross

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PROPERTY OVERVIEW

TOTAL SF	12,000 SF +/-
SF AVAILABLE	4,000 SF +/-
LOT SIZE	0.55 ACRES +/-
ZONING	I-2
CLEAR HEIGHT	14'
DOORS	(6) 12' GRADE LEVEL
BUILT	2009

PROPERTY HIGHLIGHTS

- 4,000 SF of available light industrial space
- 12' grade level overhead doors
- Climate-controlled office space included within the suite
- Fully insulated warehouse with ADA compliant restrooms
- Approximately 10% Office / 90% Warehouse per Suite

LOCATION HIGHLIGHTS

- Located in the heart of NW Oklahoma City's Rockwell Industrial corridor
- Just north of Wiley Post Airport with immediate access to Northwest Expressway
- Quick connection to the Kilpatrick Turnpike and points across the metro
- Low-traffic industrial setting, efficient ingress and egress for daily operations

DEMOGRAPHICS



POPULATION

1 MILE: 11,179
3 MILES: 76,580
5 MILES: 182,900



AVERAGE HOUSEHOLD INCOME

1 MILE: \$73,287
3 MILES: \$90,457
5 MILES: \$92,515



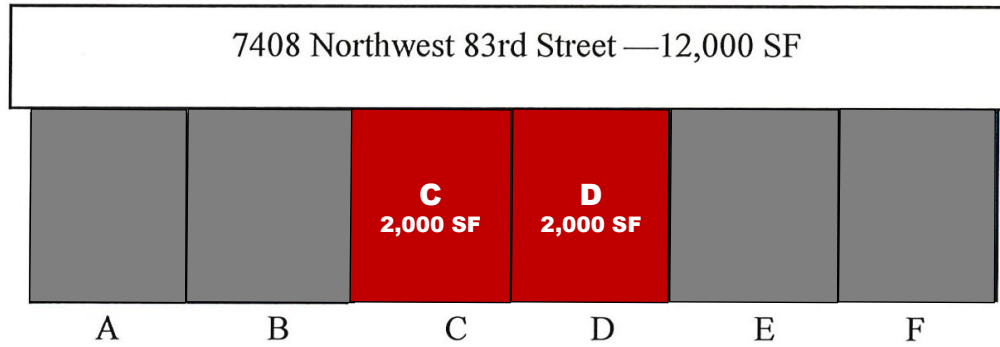
TOTAL HOUSEHOLDS

1 MILE: 4,707
3 MILES: 30,801
5 MILES: 75,734



0.8 MILES FROM OK-3
3.5 MILES FROM
KILPATRICK TURNPIKE
4.5 MILES FROM OK-74

7408 N.W. 83RD STREET SITE PLAN



7408 N.W. 83rd Street - \$2,000/Month Modified Gross

- C: 2,000 SF +/-
- D: 2,000 SF +/-



7408 N.W. 83RD STREET PICS



