

7417 N.W. 84TH STREET
7416 N.W. 85TH STREET | 7420 N.W. 85TH STREET
OKLAHOMA CITY, OK 73132



Industrial Space For Lease

4,000 SF +/- Available

Lease Price: \$9.75/SF Modified Gross

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PROPERTY OVERVIEW

TOTAL SF	27,800 SF +/-
LOT SIZE	1.68 ACRES +/-
ZONING	I-2
DOORS	(8) GRADE LEVEL
CEILING HEIGHT	14'
BUILT	2022

PROPERTY HIGHLIGHTS

- 27,800 SF Class B Industrial Business Park with 15,800 SF immediately available
- 8 grade level doors providing direct drive-in access throughout the park
- 14' clear ceiling height across all available suites
- I-2 zoning on 1.68 acres in NW Oklahoma City

LOCATION HIGHLIGHTS

- Positioned along the NW 84th and NW 85th Street corridor in NW Oklahoma City
- Less than one mile from Wiley Post Airport
- Quick access to Northwest Expressway and N Rockwell Ave
- Centrally located with direct connectivity to the Kilpatrick Turnpike, I-40, and I-44

DEMOGRAPHICS



POPULATION

1 MILE: 9,891
3 MILES: 75,722
5 MILES: 183,380



AVERAGE HOUSEHOLD INCOME

1 MILE: \$77,773
3 MILES: \$89,655
5 MILES: \$91,520



TOTAL HOUSEHOLDS

1 MILE: 4,077
3 MILES: 30,368
5 MILES: 75,657



0.5 MILES FROM OK-3
2.5 MILES FROM
KILPATRICK TURNPIKE
5 MILES FROM I-44
7 MILES FROM I-40

7417 N.W. 84TH STREET 7416 N.W. 85TH STREET | 7420 N.W. 85TH STREET SITE PLAN

7416 N.W. 85th Street - 4,000 SF - \$3,250/Month Modified Gross
7420 N.W. 85th Street - 4,000 SF - \$3,250/Month Modified Gross

Northwest 85th Street, Oklahoma City—12,000 SF

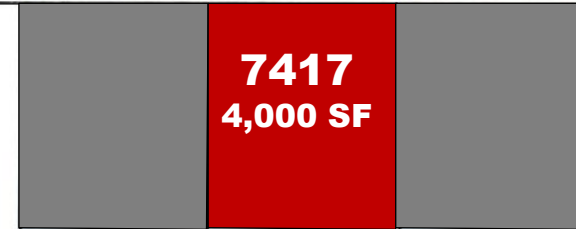


7420

7416

7412

Northwest 84th Street, Oklahoma City—15,800 SF



7421

7417

7413

7417 N.W. 84th Street - 4,000 SF - \$3,250/Month Modified Gross

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7416 N.W. 85TH STREET | 7420 N.W. 85TH STREET PICS



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7417 N.W. 84TH STREET 7416 N.W. 85TH STREET | 7420 N.W. 85TH STREET AERIAL

