

2500 N. SHIELDS BOULEVARD
MOORE, OK 73160



Industrial Space For Lease – Building 500

1,500 SF - 6,000 SF Move In Ready

Lease Price: \$11.00/SF/YR/NNN

NAIRED COMMERCIAL
REAL ESTATE

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PROPERTY OVERVIEW

TOTAL SF	21,000 SF +/-
LOT SIZE	2.57 ACRES +/-
ZONING	I-2

- 2023 Construction, Individually Metered Suites
- 12' x 12' Grade-Level Door in Every Suite
- 14' Clear Height
- 200A / 3-Phase Power in Every Suite
- Turn-Key Office and Restroom in Every Suite
- Suites 505-517 Can Be Combined (3,000 / 4,500 / 6,000 SF)
- Quick Access to I-35 Serving South OKC, Moore, and Norman

DEMOGRAPHICS



POPULATION

1 MILE: 11,001
3 MILES: 85,598
5 MILES: 212,081



MEDIAN HOUSEHOLD INCOME

1 MILE: \$66,083
3 MILES: \$67,865
5 MILES: \$67,303



DAYTIME EMPLOYEES

1 MILE: 3,282
3 MILES: 35,727



DRIVE TIMES

0.8 MILES FROM I-35
1.8 MILES FROM I-240
5 MILES FROM I-44

2500 N. SHIELDS BOULEVARD SITE PLAN



Building 400 – Fully Leased

Building 500 – 9,000 SF

- Suite 505 – 1,500 SF – Available – \$1,375/Month + NNN
- Suite 509 – 1,500 SF – Available – \$1,375/Month + NNN
- Suite 513 – 1,500 SF – Available – \$1,375/Month + NNN
- Suite 517 – 1,500 SF – Available – \$1,375/Month + NNN
- 3,000 SF (2 Suites) – \$2,750/Month + NNN
- 4,500 SF (3 Suites) – \$4,125/Month + NNN
- 6,000 SF (4 Suites) – \$5,500/Month + NNN
- Suites Can Be Combined; Contiguous Suites 505 through 517

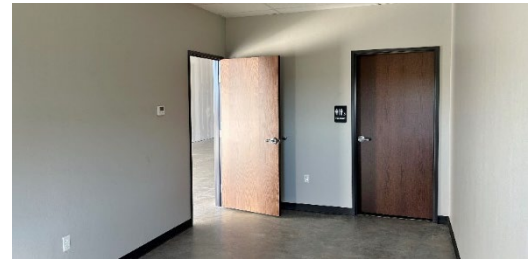


Dimensions 60' x 25'



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2500 N. SHIELDS BOULEVARD



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2500 N. SHIELDS BOULEVARD AERIAL

