

3204-3208 S.W. 59th STREET
OKLAHOMA CITY, OK 73119



Industrial Warehouse For Lease

3204-C: 2,000 SF +/-

\$1,670/Month + NNN

NNN Charges: \$2.10/SF

NAIRED COMMERCIAL
REAL ESTATE

405.840.0600 | NAIRED.COM

JACK REININGER
405.301.6929
JACK@NAIRED.COM



PROPERTY OVERVIEW

TOTAL SF	7,000 SF +/-
LOT SIZE	1.96 ACRES +/-
ZONING	I-2

PROPERTY HIGHLIGHTS

- Approx 35%/65% Office to Warehouse Ratio
- Warehouse Space
- (1) Private Office
- Open Area
- Kitchenette
- (1) Restroom
- (1) Grade Level Door (10'W x 12'H)

LOCATION HIGHLIGHTS

- Very quick access to I-44
- 5 Minute Drive to Will Rogers World Airport
- Located in a Residential Area Excellent for Residential Service Business

DEMOGRAPHICS



POPULATION
 1 MILE: 13,984
 3 MILES: 92,529
 5 MILES: 170,811



AVERAGE HOUSEHOLD INCOME
 1 MILE: \$54,627
 3 MILES: \$59,714
 5 MILES: \$69,402



TOTAL HOUSEHOLDS
 1 MILE: 4,786
 3 MILES: 32,551
 5 MILES: 61,888

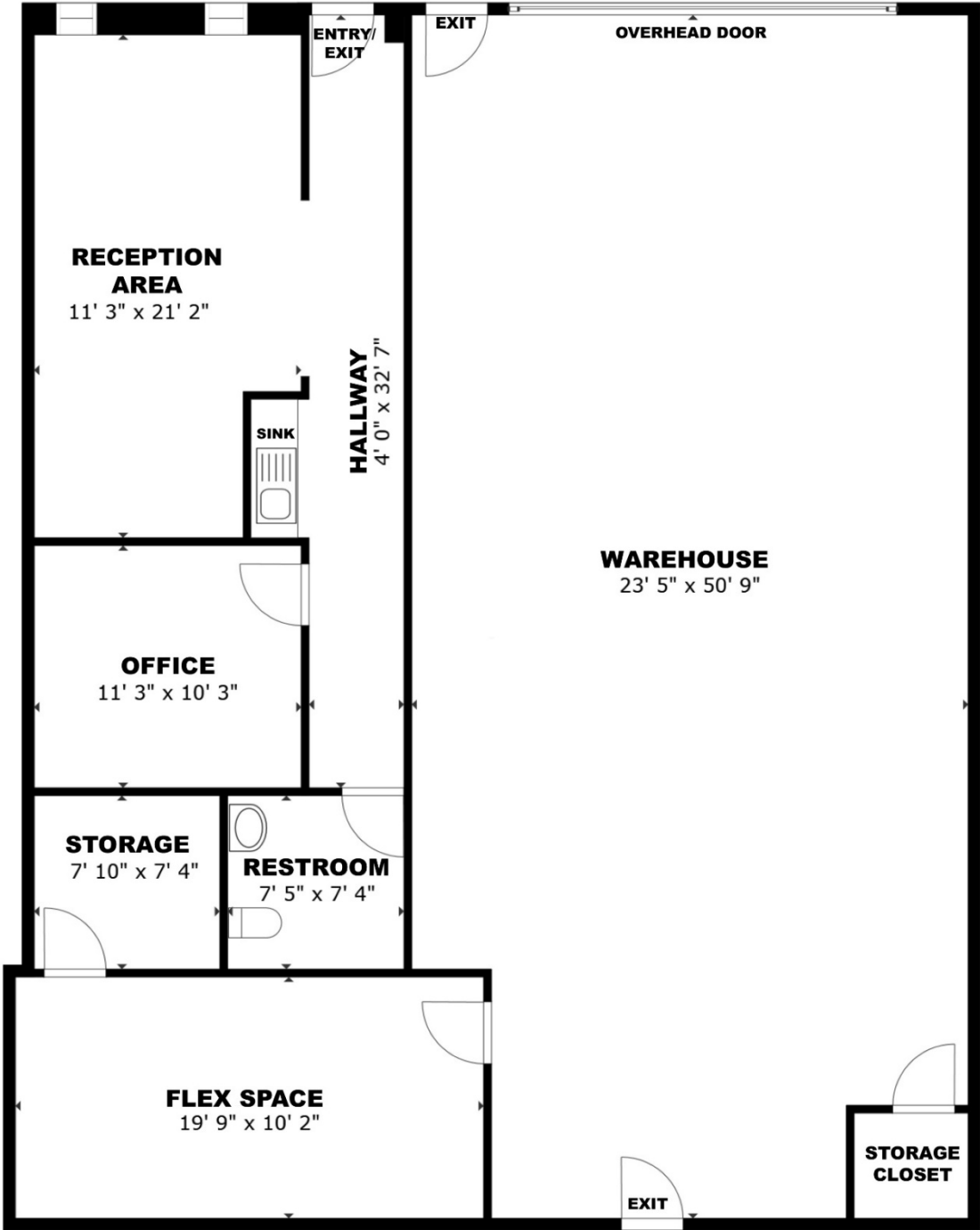


0.80 MILES FROM I-44
 1.2 MILES FROM SH-152
 3.5 MILES FROM I-40

3204 S.W. 59th STREET- SUITE C - SITE PLAN



SCAN FOR 3D TOUR



3204 S.W. 59th STREET – SUITE C - 2,000 SF



3204 S.W. 59th STREET - AERIAL

