

3601 S.W. 44TH STREET
OKLAHOMA CITY, OK 73119



Industrial Building For Sale

6,161 Total SF on 1 Acre +/-

Sales Price: \$999,000 (\$162.15/SF)

NAIRED COMMERCIAL
REAL ESTATE
405.840.0600 | NAIRED.COM

BOB SULLIVAN, CCIM
405.641.9798
RSULLIVAN@CCIM.NET

CLARK EVERETT
405.985.8424
CLARK@NAIRED.COM



PROPERTY OVERVIEW

TOTAL SF	6,161 TOTAL SF
LOT SIZE	1 ACRE +/-
ZONING	SPUD 998 – ALLOWS FOR AUTO & RV STORAGE & SALES
DOORS	(2) 12' DRIVE IN DOORS
YARD	FENCED
CEILING HEIGHT	14' EVE
BUILT	2022

- Approximately 3,050 SF Office Area
- Approximately 3,111 SF Shop Area
- Nicely Appointed Office Space
- 5+ Offices
- 1 Restroom Includes a Shower
- Industrial Area near Will Rogers International Airport
- Property has Visibility on I-44 & Airport Road
- Ample Parking & Outside Storage Area

DEMOGRAPHICS



POPULATION

1 MILE: 9,310
3 MILES: 72,439
5 MILES: 180,842



AVERAGE HOUSEHOLD INCOME

1 MILE: \$41,220
3 MILES: \$51,096
5 MILES: \$58,141



TOTAL HOUSEHOLDS

1 MILE: 3,093
3 MILES: 24,816
5 MILES: 66,942



0.5 MILE FROM I-44
2.5 MILES FROM I-240
3.5 MILES FROM I-40
4.5 MILES FROM I-35

3601 S.W. 44TH STREET



3601 S.W. 44TH STREET AERIAL

