



1120 N. Vermont Avenue

Oklahoma City, Oklahoma 73107

PROPERTY HIGHLIGHTS

- **Suite A: 11,840 SF Warehouse & 3,215 SF Office (\$7.25/SF/YR/NNN)**
- Two Story Office
- 73/27 Warehouse to Office Ratio
- 1 Dock High Door & 1 Grade Level Door
- Great for 3PL & Warehousing
- 7 Private Offices
- 20' Clear

LOCATION HIGHLIGHTS

- Quick Access to I-44 & I-40

TOTAL SF 23,307 SF on 1.13 Acre MOL

BUILT 1975

ZONED I-2

- **Suite B: 8,252 SF (\$7.50/SF/YR/NNN)**
- Contractor Garage
- 3 Grade Level Doors
- New Carpet in Office Space
- New LED Listing
- 2 Private Offices
- Restroom
- Approximately 1,000 SF Office
- Great for a Tradesman

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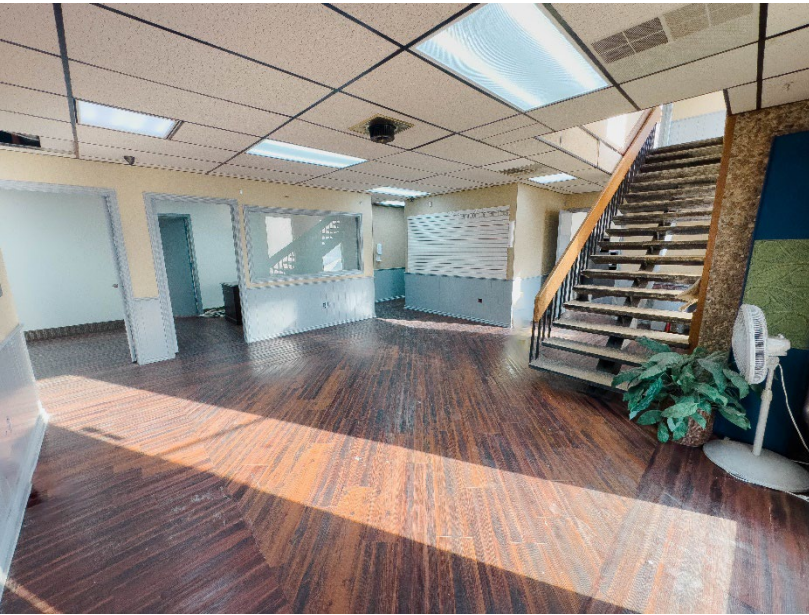
+1 405 840 0600 OFFICE

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SUITE A



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SUITE B



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Population	1 Mile: 10,418	3 Miles: 88,332	5 Miles: 221,359
Average Household Income	1 Mile: \$51,951	3 Miles: \$58,593	5 Miles: \$67,561
Total Households	1 Mile: 4,267	3 Miles: 35,866	5 Miles: 89,754

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