



Sales Price: \$2,200,000
REDUCED Lease Price: \$8.50/SF/YR/NNN
 NNN Charges: \$1.51/SF

1313 S.E. 25th Street

Oklahoma City, Oklahoma 73129

PROPERTY HIGHLIGHTS

- **3,000 SF-27,829 SF Available For Lease**
- Large Fenced Yard Partially Concrete & Gravel
- 19,040 SF of Warehouse
- 8,789 SF of Office (22 Offices)
- (14) 14'x12' Grade Level Doors
- (1) Exterior Dock High
- Outdoor Covered Storage

- Wash Bay
- Fully Fenced
- Paint Booth in Warehouse
- (1) 5-Ton Bridge Crane
- (1) 10-Ton Bridge Crane
- Can Be Multi-Tenant Building
- Located in Opportunity Zone: Inquire for More Details

TOTAL SF	27,829 SF on 3.23 Acres MOL
BUILT	1974 & 2005
ZONED	I-2

Amir Shams
 +1 405 313 0333
 amir@naisullivangroup.com

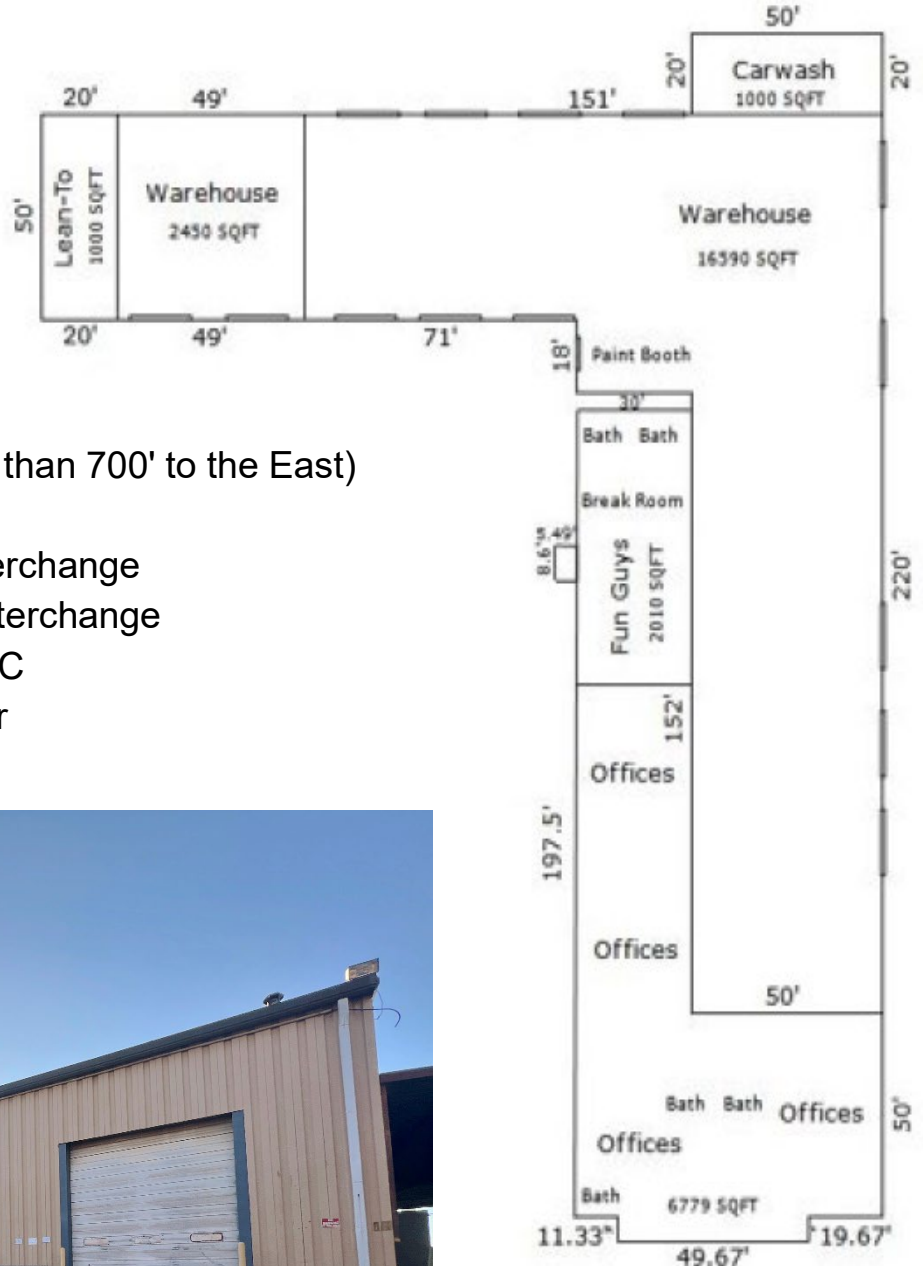
Zac McQueen
 +1 405 476 9199
 zac@naisullivangroup.com

RJ Jimenez
 +1 940 597 9341
 rj@naisullivangroup.com

+1 405 840 0600 OFFICE

4045 N.W. 64th Street, Suite 340
 Oklahoma City, OK 73116

www.naisullivangroup.com



LOCATION HIGHLIGHTS

- Very Quick Access to I-35 (Less than 700' to the East)
- South OKC Industrial Location
- 3 Minute Drive to I-40 & I-35 Interchange
- 5 Minute Drive to I-240 & I-35 Interchange
- 6 Minute Drive to Downtown OKC
- Oklahoma City Water and Sewer



Amir Shams
 +1 405 313 0333
 amir@naisullivangroup.com

Zac McQueen
 +1 405 476 9199
 zac@naisullivangroup.com

RJ Jimenez
 +1 940 597 9341
 rj@naisullivangroup.com



Amir Shams
+1 405 313 0333
amir@naisullivangroup.com

Zac McQueen
+1 405 476 9199
zac@naisullivangroup.com

RJ Jimenez
+1 940 597 9341
rj@naisullivangroup.com

+1 405 840 0600 OFFICE

4045 N.W. 64th Street, Suite 340
Oklahoma City, OK 73116

www.naisullivangroup.com



Amir Shams
+1 405 313 0333
amir@naisullivangroup.com

Zac McQueen
+1 405 476 9199
zac@naisullivangroup.com

RJ Jimenez
+1 940 597 9341
rj@naisullivangroup.com

+1 405 840 0600 OFFICE

4045 N.W. 64th Street, Suite 340
Oklahoma City, OK 73116

www.naisullivangroup.com



Amir Shams
+1 405 313 0333
amir@naisullivangroup.com

Zac McQueen
+1 405 476 9199
zac@naisullivangroup.com

RJ Jimenez
+1 940 597 9341
rj@naisullivangroup.com

+1 405 840 0600 OFFICE

4045 N.W. 64th Street, Suite 340
Oklahoma City, OK 73116

www.naisullivangroup.com



Population	1 Mile: 6,231	3 Miles: 73,423	5 Miles: 218,442
Average Household Income	1 Mile: \$36,586	3 Miles: \$52,967	5 Miles: \$59,339
Total Households	1 Mile: 1,966	3 Miles: 26,902	5 Miles: 83,157

Amir Shams
+1 405 313 0333
amir@naisullivangroup.com

Zac McQueen
+1 405 476 9199
zac@naisullivangroup.com

RJ Jimenez
+1 940 597 9341
rj@naisullivangroup.com

+1 405 840 0600 OFFICE

4045 N.W. 64th Street, Suite 340
Oklahoma City, OK 73116

www.naisullivangroup.com