

Lease Price: \$5.50/SF/YR/NNN



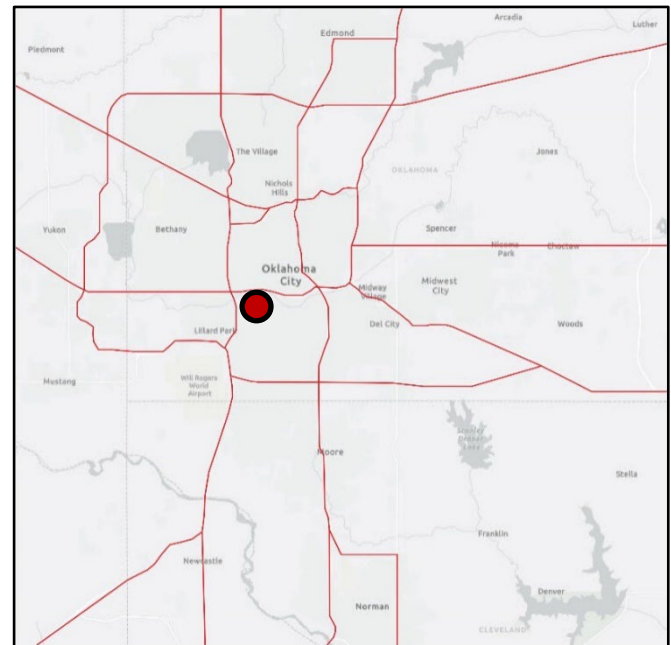
2021 Exchange Avenue Oklahoma City, Oklahoma 73108

PROPERTY HIGHLIGHTS

- 5,072 SF MOL Available For Lease
- (2) 10' Grade Level Doors
- (1) ADA Restroom
- (1) Office-174 SF
- 468 SF Grow Room-Air Conditioned
- 4,236 SF Warehouse Space
- Warehouse Sink

LOCATION HIGHLIGHTS

- Close to I-40 & I-44
- Less than 10 Minutes from Downtown OKC
- Situated within OKC's Historic Stockyards District



TOTAL SF	39,753 SF on 1.16 Acres MOL
BUILT	1948
ZONED	I-2

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Population	1 Mile: 6,781	3 Miles: 100,358	5 Miles: 231,475
Average Household Income	1 Mile: \$34,025	3 Miles: \$62,074	5 Miles: \$60,051
Total Households	1 Mile: 2,224	3 Miles: 35,654	5 Miles: 90,450

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