

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

Industrial Warehouse For Lease

2,000 SF

\$2,000/Month + NNN

NNN Charges: \$2.10/SF

Zoned: I-2



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REAL ESTATE

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3204 SW 59TH, SUITE C HIGHLIGHTS

- 3204 S.W. 59th Street, Suite C: 2,000 SF - \$2,000/Month NNN
- 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)

3208 SW 59TH, SUITE C HIGHLIGHTS

- 3208 S.W. 59th Street, Suite C: 2,000 SF - \$2,000/Month NNN
- Approx 40%/60% Office to Warehouse Ratio
- (3) Private Offices
- Kitchenette
- (1) Restroom
- (1) Grade Level Door (10'W x 12'H)
- Fully Climate Controlled

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

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3204 SUITE C



2,000 SF

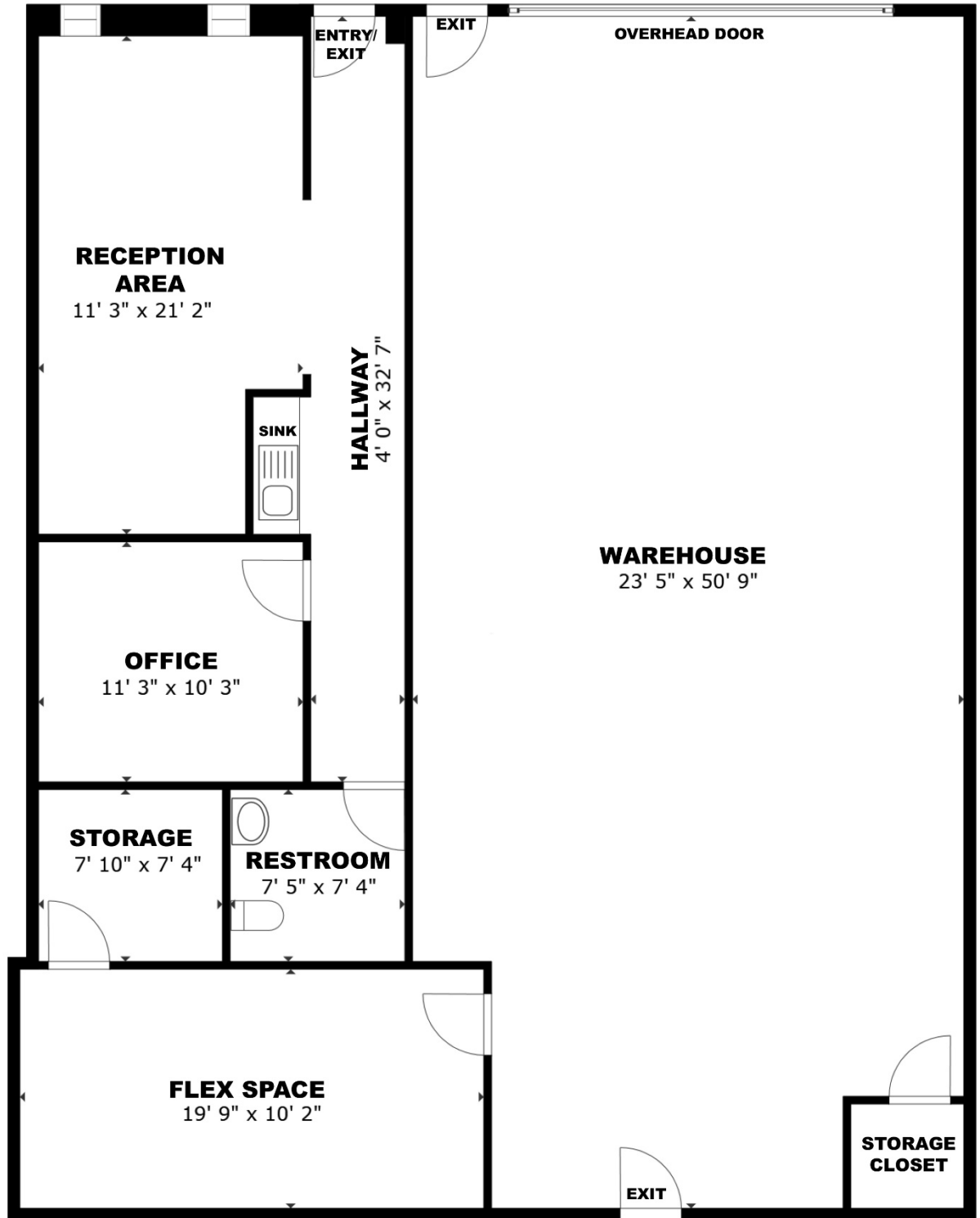
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3208 SUITE C



2,000 SF

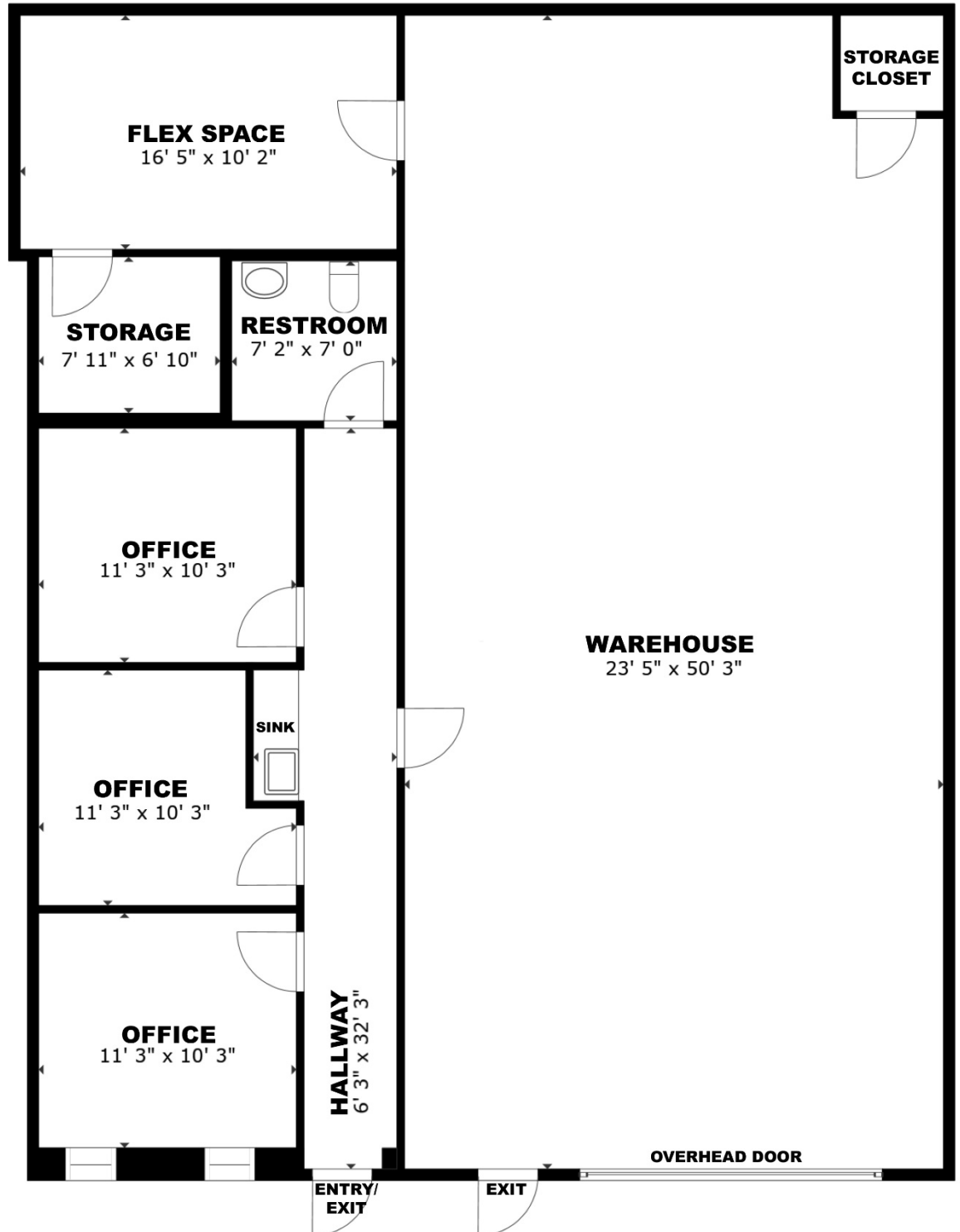
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3208 SUITE C



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DEMOGRAPHICS

| | 1 MILE | 3 MILE | 5 MILE |
|--------------------------|----------|----------|----------|
| POPULATION | 13,264 | 89,867 | 168,520 |
| AVERAGE HOUSEHOLD INCOME | \$49,861 | \$53,081 | \$60,884 |
| TOTAL HOUSEHOLDS | 4,797 | 32,661 | 62,289 |

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