

Sales Price: \$975,000

Lease Price: \$12.50/SF/YR/NNN



PROPOSED BUILDING



3224 S.W. 59th Street

Oklahoma City, Oklahoma 73119

PROPERTY HIGHLIGHTS

- 7,800 SF Clear Span New Building
- 18' Clear Ceiling Height
- Includes 948 SF Office
- Excellent Logistical Location
- Coming Early 2024
- Crane Ready
- 400 Amp Power

LOCATION HIGHLIGHTS

- Close to I-44 & I-240
- High Traffic & Visibility on Busy S.W. 59th Street
- Close to Amazon, FedEx & Will Rogers World Airport
- Ideal for Support or Last-Mile Distribution

TOTAL SF **7,800 SF on 0.65 Acres MOL**

BUILT **Early 2024**

ZONED **I-2**

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Population	1 Mile: 12,302	3 Miles: 90,238	5 Miles: 165,721
Average Household Income	1 Mile: \$35,268	3 Miles: \$38,280	5 Miles: \$41,363
Total Households	1 Mile: 4,440	3 Miles: 33,004	5 Miles: 61,016

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