

Lease Price: \$6.50/SF/YR/NNN



3920 N.W. 39th Street

Oklahoma City, Oklahoma 73112

PROPERTY HIGHLIGHTS

- **Suite C2: 7,462 SF Available For Lease**
- Excellent Dry Storage Warehouse
- Located on Historic Route 66
- Heated Warehouse
- Parking Available
- Landlord to Offer Restroom and Office Buildout
- 1 Dock High Door
- (1) 10' x 12' Grade Level Door
- High Traffic Counts
- Roof Replaced 1-1-2022
- Gated Access
- Clear Ceiling Height Approx. 12' – 17'



LOCATION HIGHLIGHTS

- Scooter's Coffee in Parking Lot
- 1 Minute Drive to I-44
- 5 Minute Drive to I-40
- 8 Minute Drive to I-235

TOTAL SF	46,389 SF on 5.80 Acres MOL
BUILT	1960 / 2018-2023
ZONED	I-2

Amir Shams

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**Suite C2
Located on Side**

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Population	1 Mile: 11,013	3 Miles: 112,409	5 Miles: 219,910
Average Household Income	1 Mile: \$58,419	3 Miles: \$65,806	5 Miles: \$74,138
Total Households	1 Mile: 4,984	3 Miles: 48,744	5 Miles: 93,590

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