

3920 N.W. 39TH STREET, SUITE F
OKLAHOMA CITY, OK 73112

Industrial Space For Lease

\$8.25/SF/YR/NNN

NNN Charges: \$1.75/SF/YR

Suite F: 5,000 SF MOL

Can Be Divided to 2,500 SF

NAIRED

COMMERCIAL
REAL ESTATE



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PROPERTY HIGHLIGHTS

- 100' x 50' Warehouse
- One Office & One Restroom
- Fenced Yard Available
- (4) 12' x 14' Grade Level Doors
- Ceiling Heights: 16'
- 200 Amp 3 Phase Power
- Zoned: I-2
- If the Warehouse is Divided into 2,500 SF, the Rate will be at a Premium

LOCATION HIGHLIGHTS

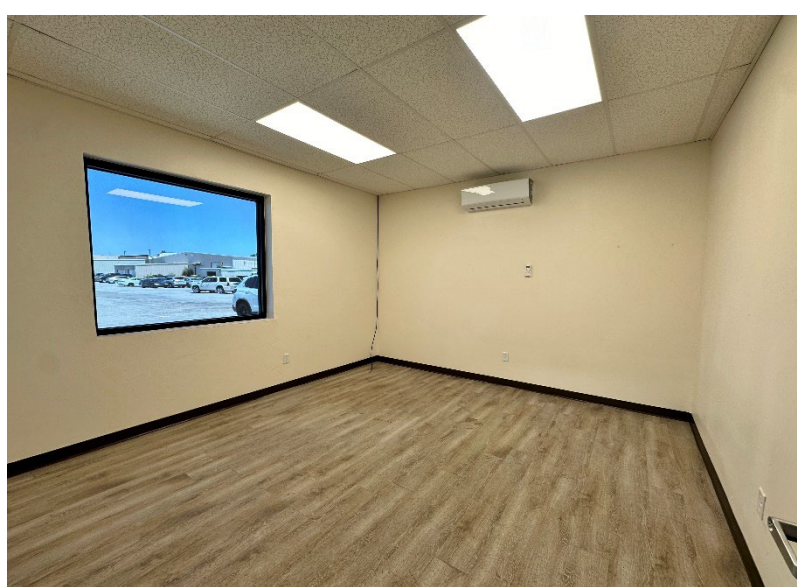
- Scooter's Coffee in Parking Lot
- 1 Minute Drive to I-44
- 5 Minute Drive to I-40
- 8 Minute Drive to I-235

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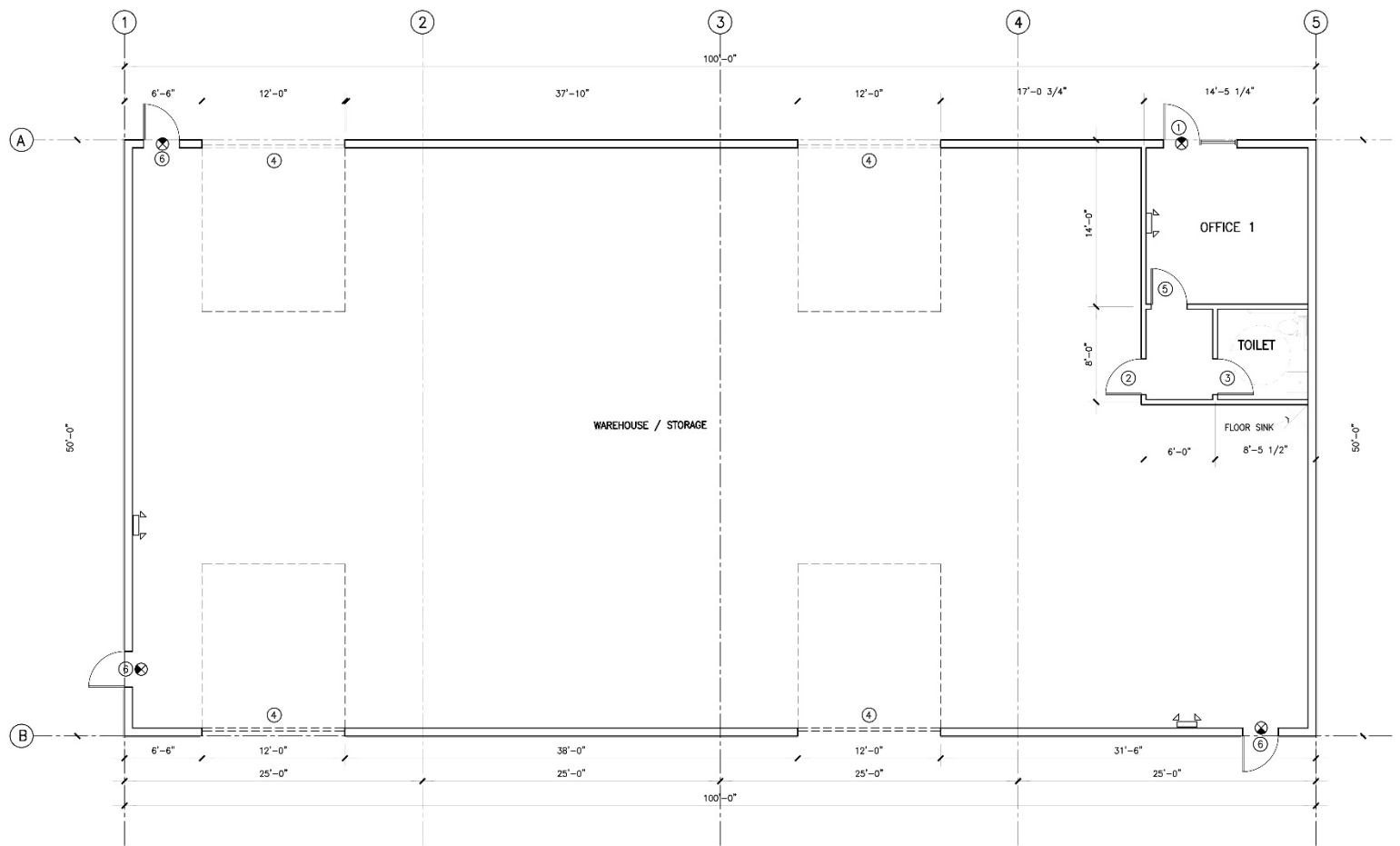


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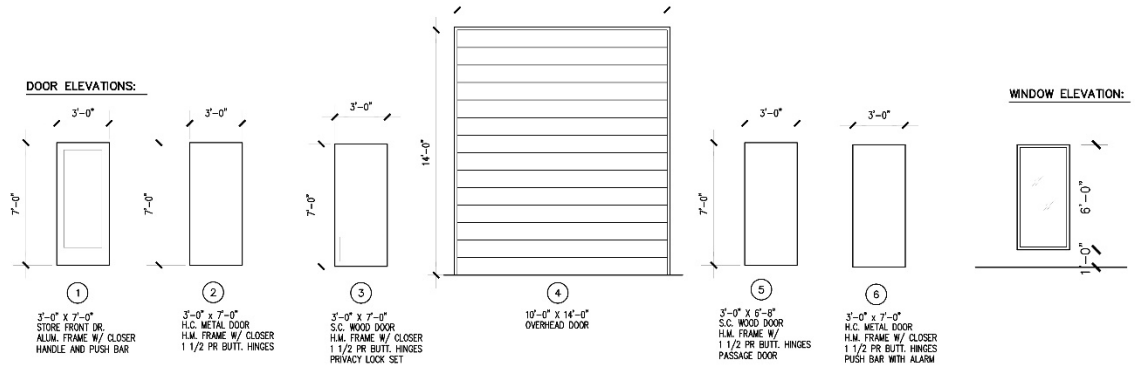
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1
A2.1 FLOOR PLAN
SCALE: 3/16"=1'-0"

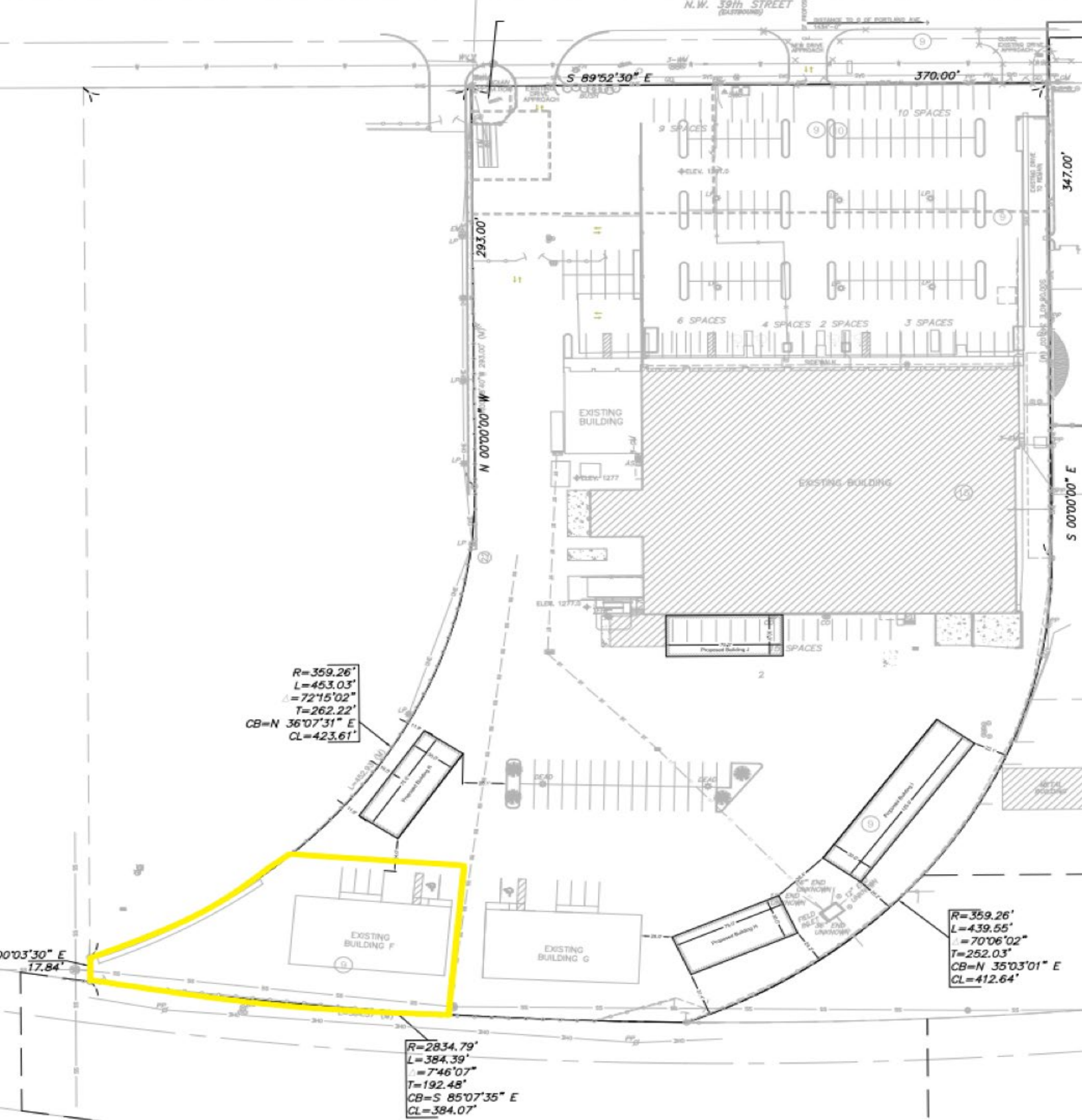


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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	11,444	113,103	215,933
AVERAGE HOUSEHOLD INCOME	\$60,960	\$65,362	\$71,453
TOTAL HOUSEHOLDS	4,992	48,106	92,805

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