



Lease Price: \$9.75/SF/YR/NNN
NNN Charges \$1.75/SF/YR

3920 N.W. 39th Street, Suite F Oklahoma City, Oklahoma 73112

PROPERTY HIGHLIGHTS

- **2,500 SF-5,000 SF Available For Lease**
- 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
- Quick Access to all Major Interstates



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 | 5,000 SF on 0.35 Acres MOL |
| BUILT | 2022 |
| ZONED | I-2 |

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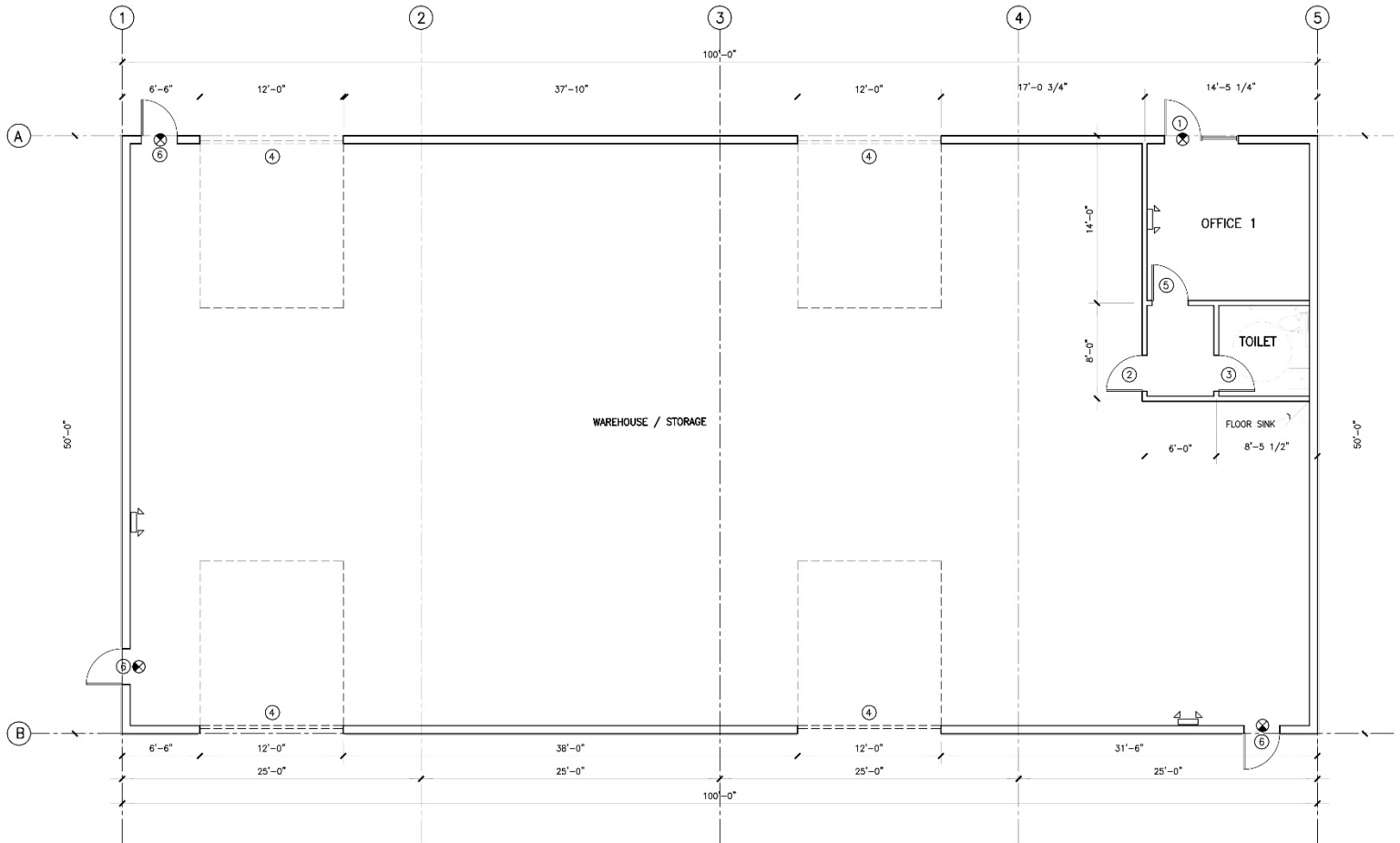
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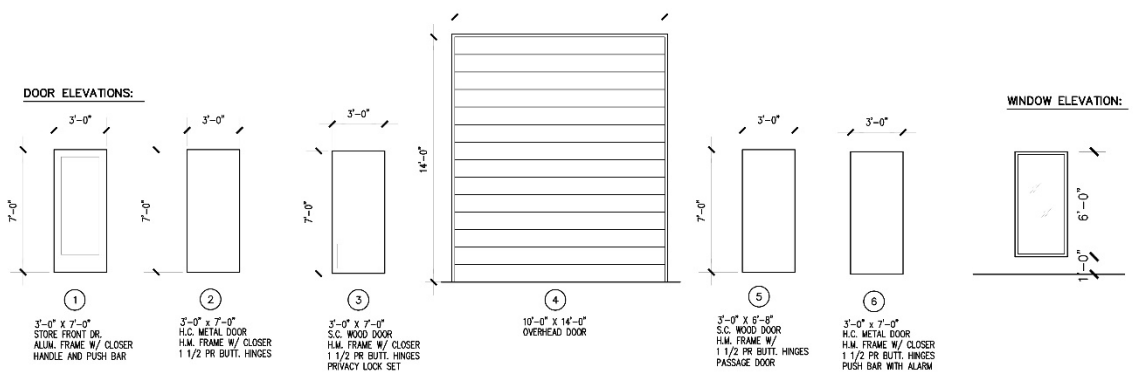
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FLOOR PLAN
SCALE: 3/16"=1'-0"



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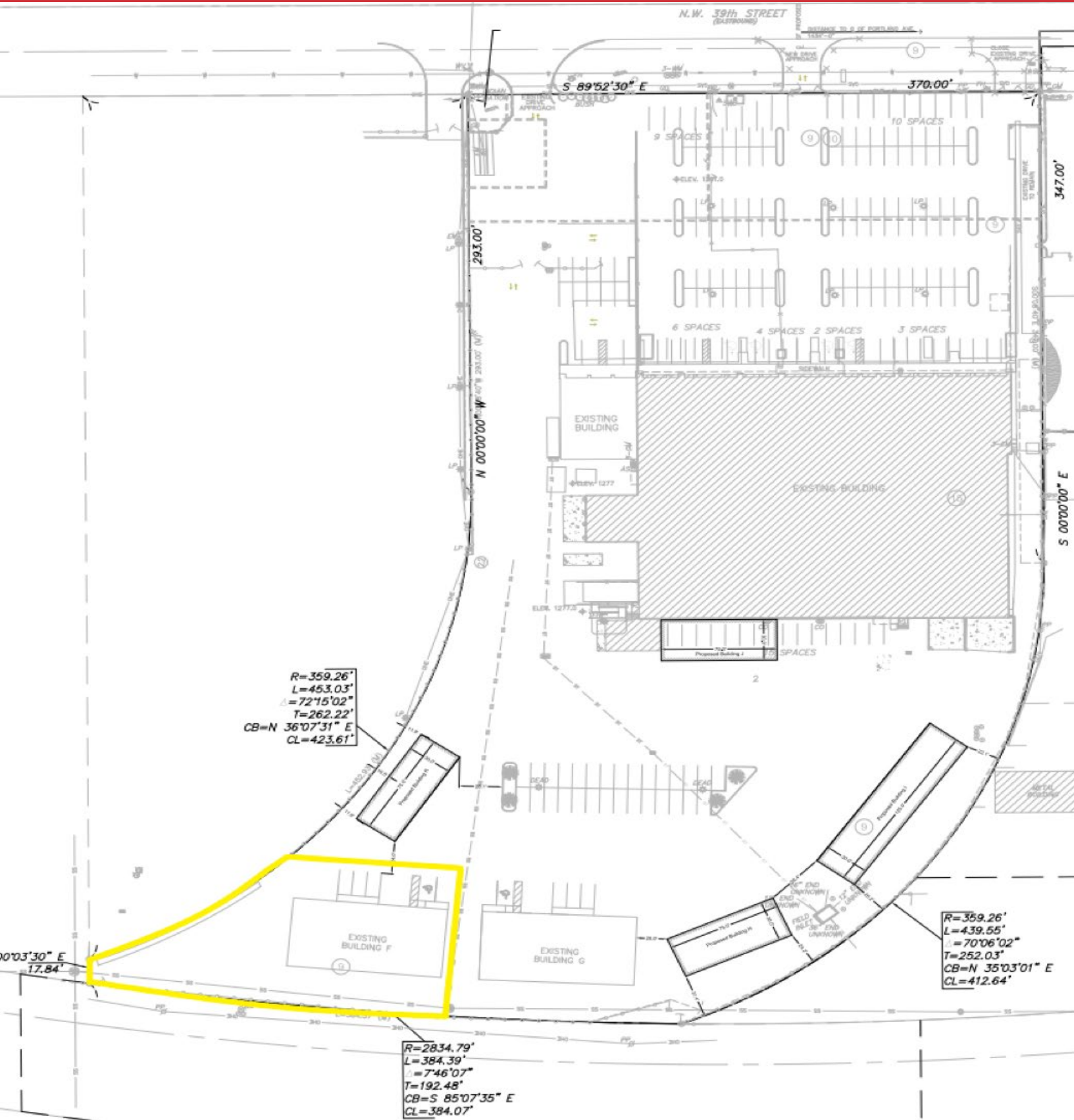
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R=359.26'
L=453.03'
∠=72°15'02"
T=262.22'
CB=N 36°07'31" E
CL=423.61'

R=359.26'
L=439.55'
∠=70°06'02"
T=252.03'
CB=N 35°03'01" E
CL=412.64'

R=2834.79'
L=384.39'
∠=7°46'07"
T=192.48'
CB=S 85°07'35" E
CL=384.07'

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|--------------------------|---------------------|----------------------|----------------------|
| Population | 1 Mile: 11,094 | 3 Miles: 109,647 | 5 Miles: 212,742 |
| Average Household Income | 1 Mile: \$58,557 | 3 Miles: \$64,199 | 5 Miles: \$71,317 |
| Total Households | 1 Mile: 4,990 | 3 Miles: 47,290 | 5 Miles: 90,050 |

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