

REDUCED Sales Price: \$415,000

REDUCED Lease Price: \$7.75/SF/YR/NNN



403 N.E. 38th Terrace

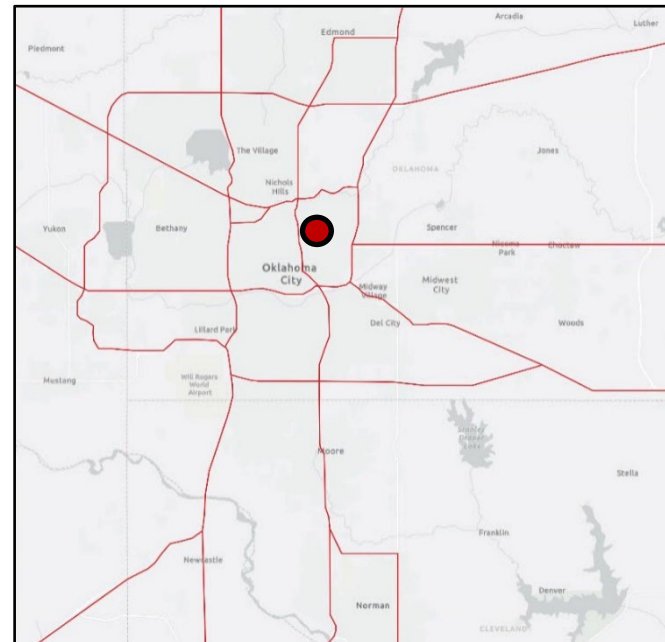
Oklahoma City, Oklahoma 73105

PROPERTY HIGHLIGHTS

- **4,468 SF MOL**
- 10' x 10' Overhead Door (Can Be Converted to Dock High)
- +/- 16' Clear Ceiling Height
- (6) Private Offices
- Break Room
- Full Restroom with Shower
- Heated Warehouse
- Recently Renovated
- Office Furniture Can Stay

LOCATION HIGHLIGHTS

- Located in Highly Sought after Santa Fe Industrial District
- Quick Access to I-235
- Excellent Central OKC Location



TOTAL SF	4,468 SF on 0.14 Acres MOL
BUILT	1983 / 2023
ZONED	I-2

Amir Shams

+1 405 313 0333

amir@naisullivangroup.com

Zac McQueen

+1 405 476 9199

zac@naisullivangroup.com

RJ Jimenez

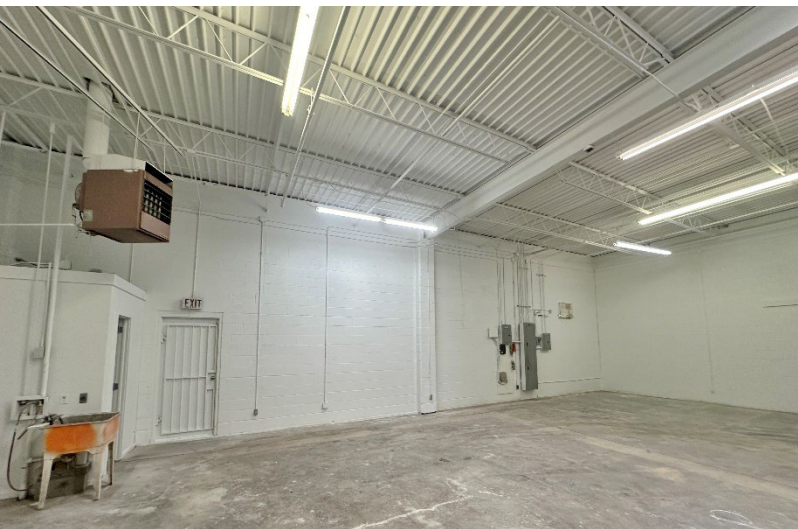
+1 940 597 9341

rj@naisullivangroup.com

+1 405 840 0600 OFFICE

4045 N.W. 64th Street, Suite 340
Oklahoma City, OK 73116

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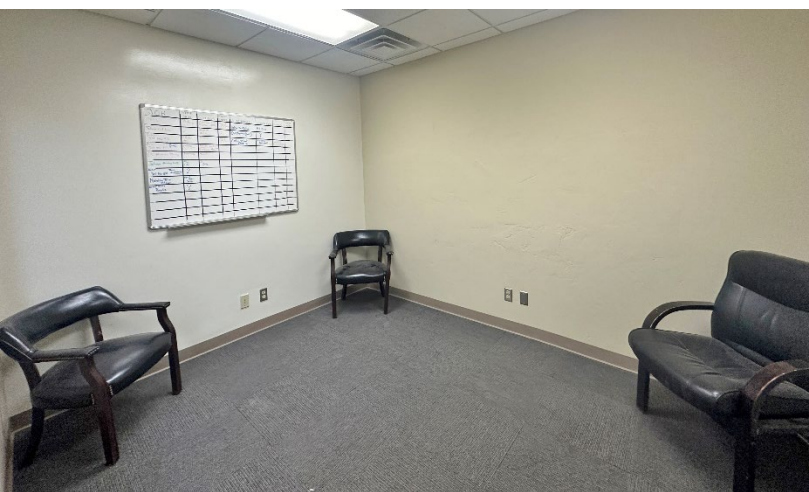
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Population	1 Mile: 5,213	3 Miles: 72,859	5 Miles: 157,696
Average Household Income	1 Mile: \$64,403	3 Miles: \$78,587	5 Miles: \$74,072
Total Households	1 Mile: 2,515	3 Miles: 32,857	5 Miles: 67,814

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