

5235 N. LINCOLN BOULEVARD OKLAHOMA CITY, OK 73105

Industrial Flex Space For Sale or Lease

6,546 SF on 0.43 Acres MOL

\$775,000 (\$118.39/SF)

\$15.00/SF NNN

NNN Charges: \$3.00/SF



NAIRED

COMMERCIAL
REAL ESTATE

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NAIRED.COM

MATTHEW PIERCE
405.203.3636
MATT@NAIRED.COM

CADE FLESNER
760.889.2305
CADE@NAIRED.COM



PROPERTY HIGHLIGHTS

- Newly Renovated
- Overhead Door
- Open Floor Plan
- ADA Compliant Restrooms
- Ample Parking
- Private Suites (4)
- Reception Area
- 3 Phase / 600 Amp Power
- Built in 1970
- Zoned: O-2

LOCATION HIGHLIGHTS

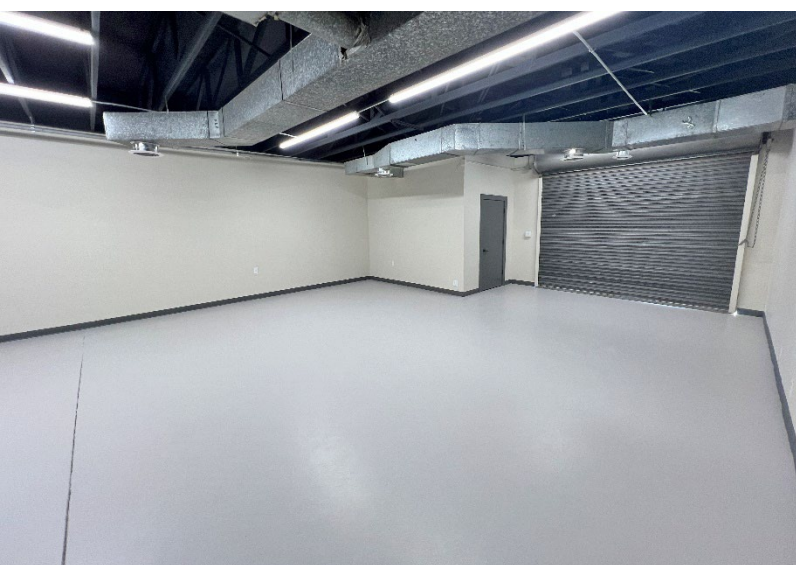
- Easy Access to I-44
- Less than 5 miles from the Capitol
- Close Proximity to Remington Park & OKC Zoo

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DEMOGRAPHICS

| | 1 MILE | 3 MILE | 5 MILE |
|--------------------------|----------|----------|----------|
| POPULATION | 4,198 | 55,185 | 154,934 |
| AVERAGE HOUSEHOLD INCOME | \$69,103 | \$77,748 | \$77,134 |
| TOTAL HOUSEHOLDS | 1,963 | 24,761 | 68,077 |

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