

6200 N. HARRISON STREET, UNIT 2
SHAWNEE, OK 74804

Industrial Space For Lease

24,870 SF

\$4.25/SF/YR/NNN

**OFFERING 30 DAYS FREE RENT FOR
LANDLORD APPROVED TENANTS!**



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REAL ESTATE**

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PROPERTY HIGHLIGHTS

- 24,870 SF Available For Lease
- 10% to 90% Office to Warehouse Ratio
- (2) Dock High Doors with Levelers
- (3) 12 'x 12' Grade Level Doors
- 17' - 20' Clear Height
- (2) Restrooms
- Multiple Private Offices
- Fire Suppression System
- Heated Warehouse
- Additional 10 Acres can be made available for Yard Space
- Built in 1972
- Zoned: I-2

LOCATION HIGHLIGHTS

- Located in Shawnee about 30 Minutes East of OKC
- Quick Access to I-40

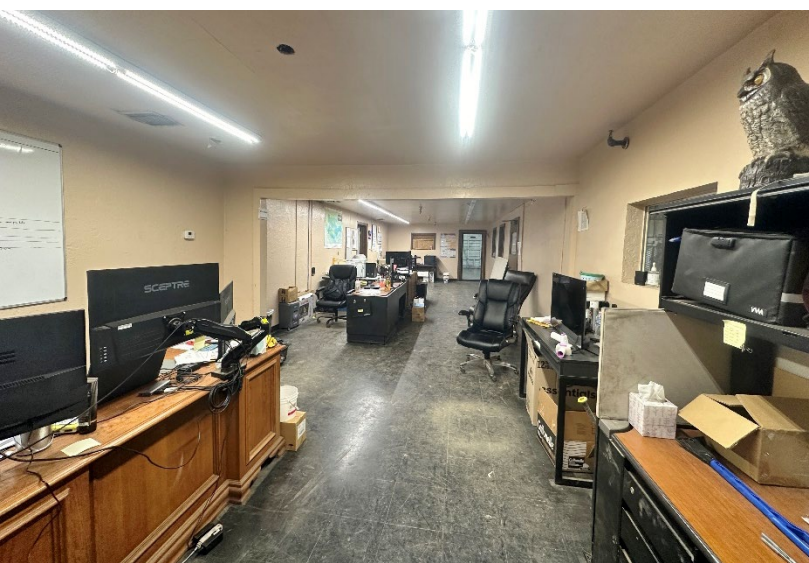
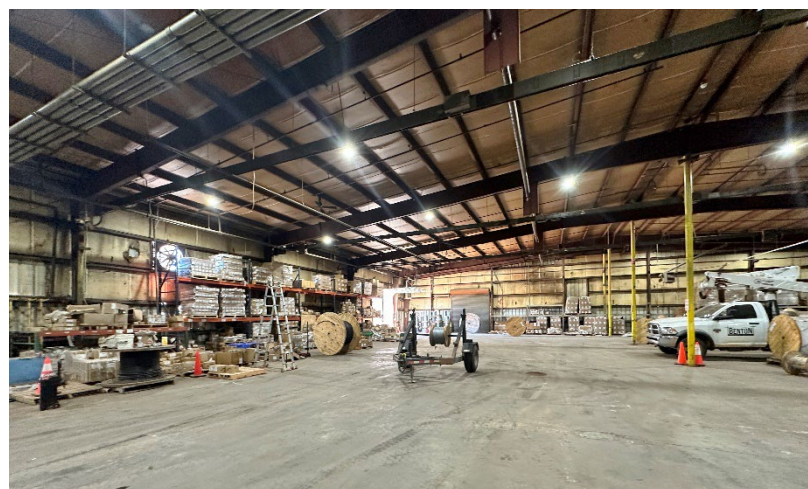
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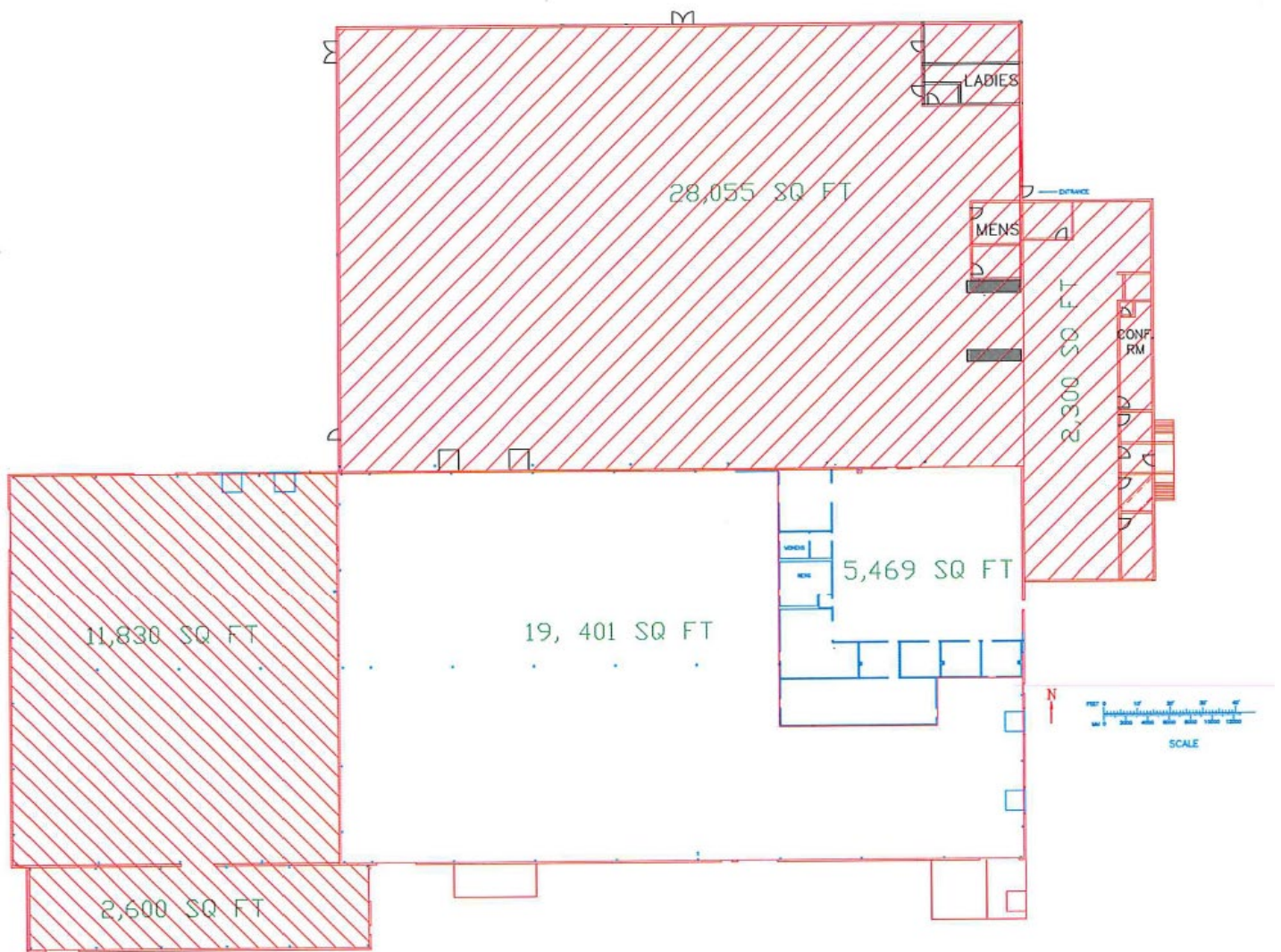


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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	365	9,755	33,511
AVERAGE HOUSEHOLD INCOME	\$102,433	\$76,980	\$65,048
TOTAL HOUSEHOLDS	132	3,836	12,990

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