

Lease Price: \$4.75/SF/YR/NNN



6200 N. Harrison Street, Unit 2

Shawnee, Oklahoma 74804

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



LOCATION HIGHLIGHTS

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

TOTAL SF	77,761 SF on 10 Acres MOL
BUILT	1972
ZONED	I-2

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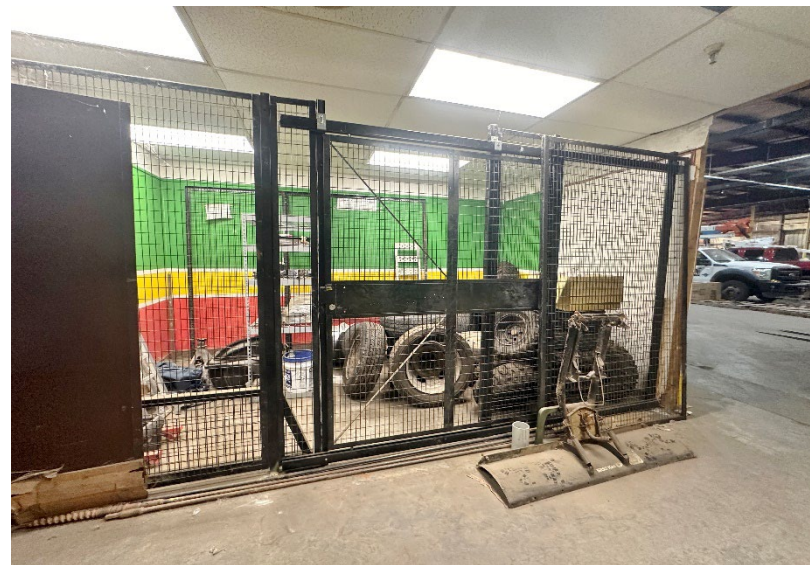
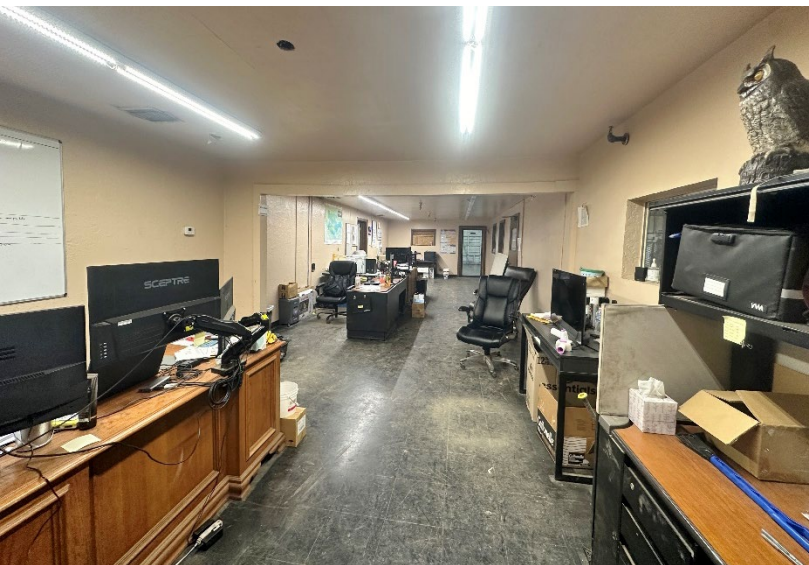
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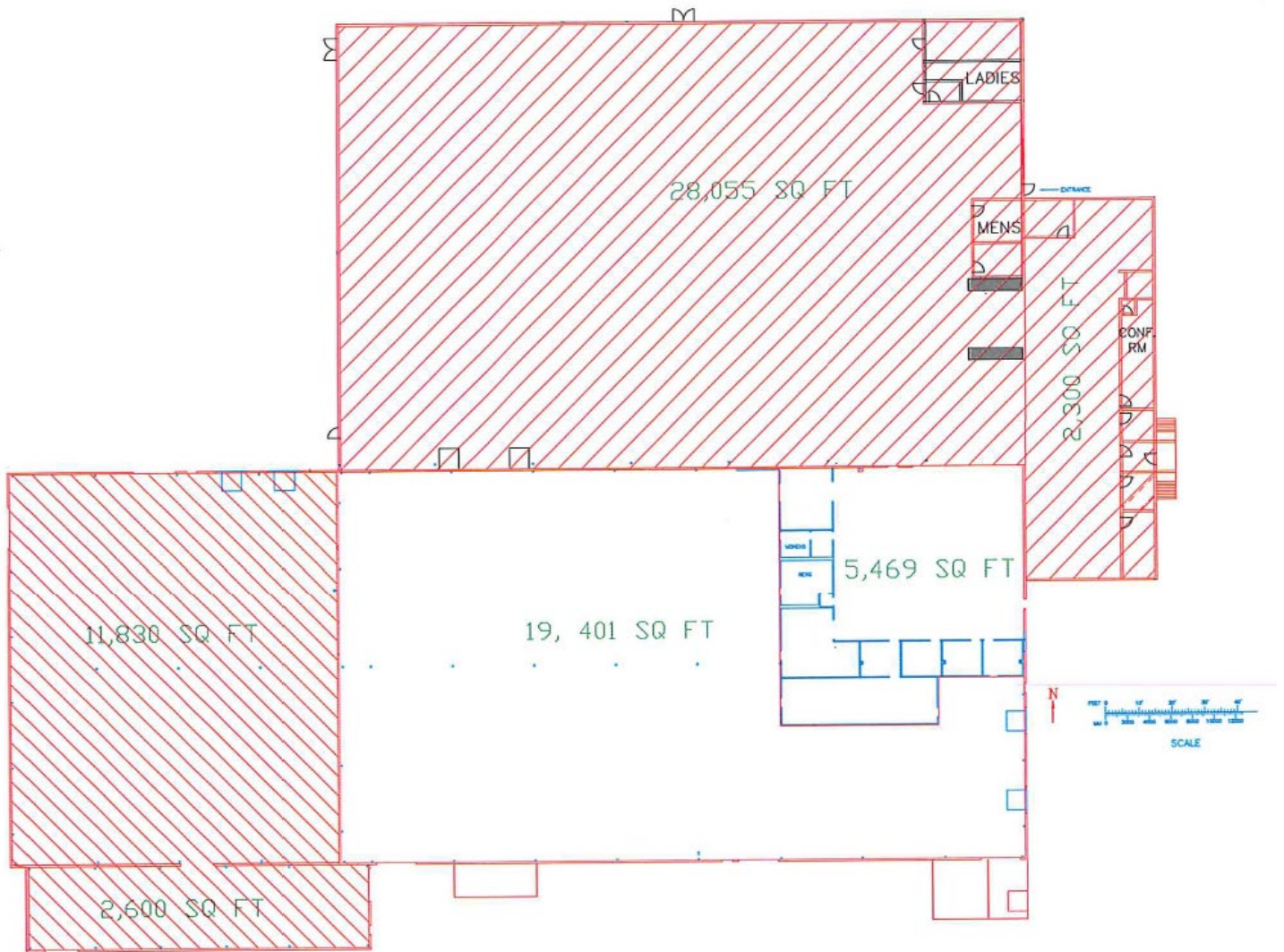
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SITE

Traffic Count: 8,315 CPD

Traffic Count: 25,542 CPD

Traffic Count: 21,046 CPD

Population	1 Mile: 365	3 Miles: 9,755	5 Miles: 33,511
Average Household Income	1 Mile: \$102,433	3 Miles: \$76,980	5 Miles: \$65,048
Total Households	1 Mile: 132	3 Miles: 3,836	5 Miles: 12,990

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