

711 N.E. 39<sup>th</sup> STREET  
OKLAHOMA CITY, OK 73105

Industrial Space For Sub-Lease

23,700 SF on 2.20 Acres MOL

\$7.95/SF/YR/NNN



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COMMERCIAL  
REAL ESTATE

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## PROPERTY HIGHLIGHTS

- 17,405 SF MOL-Climate Controlled Warehouse
- 6,295 SF MOL-Office Space
- Class A Office Finishes
- 24' Clear
- 74 Parking Spaces
- (1) 12' x 12' Insulated & Powered Grade Level Door
- (2) 10' x 10' Insulated & Powered Dock High Doors
- Warehouse Racking Can Be Made Available
- 3 Phase Power
- (3) Private Offices
- Conference Room
- 35-40 Person Training Room
- Concrete Tilt Up Warehouse
- Fenced Yard
- Sub-Lease Term Expires November 1st, 2027

## LOCATION HIGHLIGHTS

- Located in Santa Fe Industrial Area
- Quick Access to I-235 & I-44
- 10 Minute Drive to Downtown OKC
- 20 Minute Drive to Will Rogers International Airport

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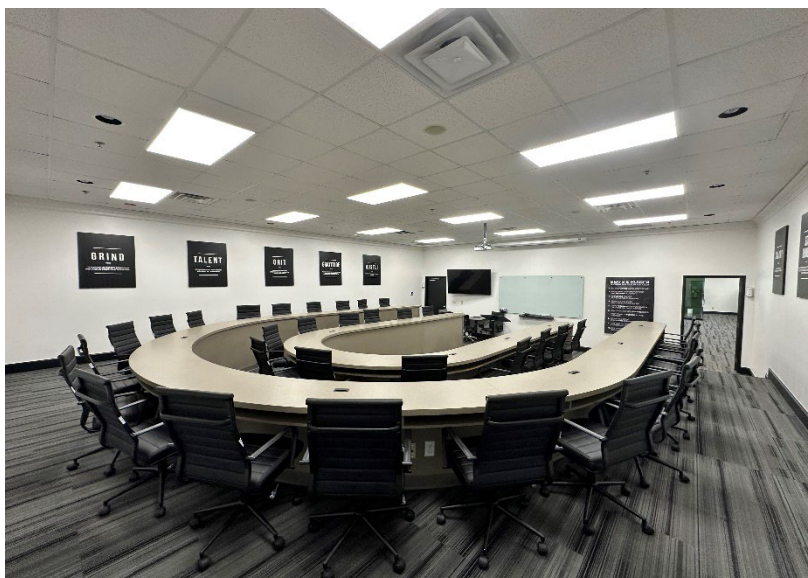
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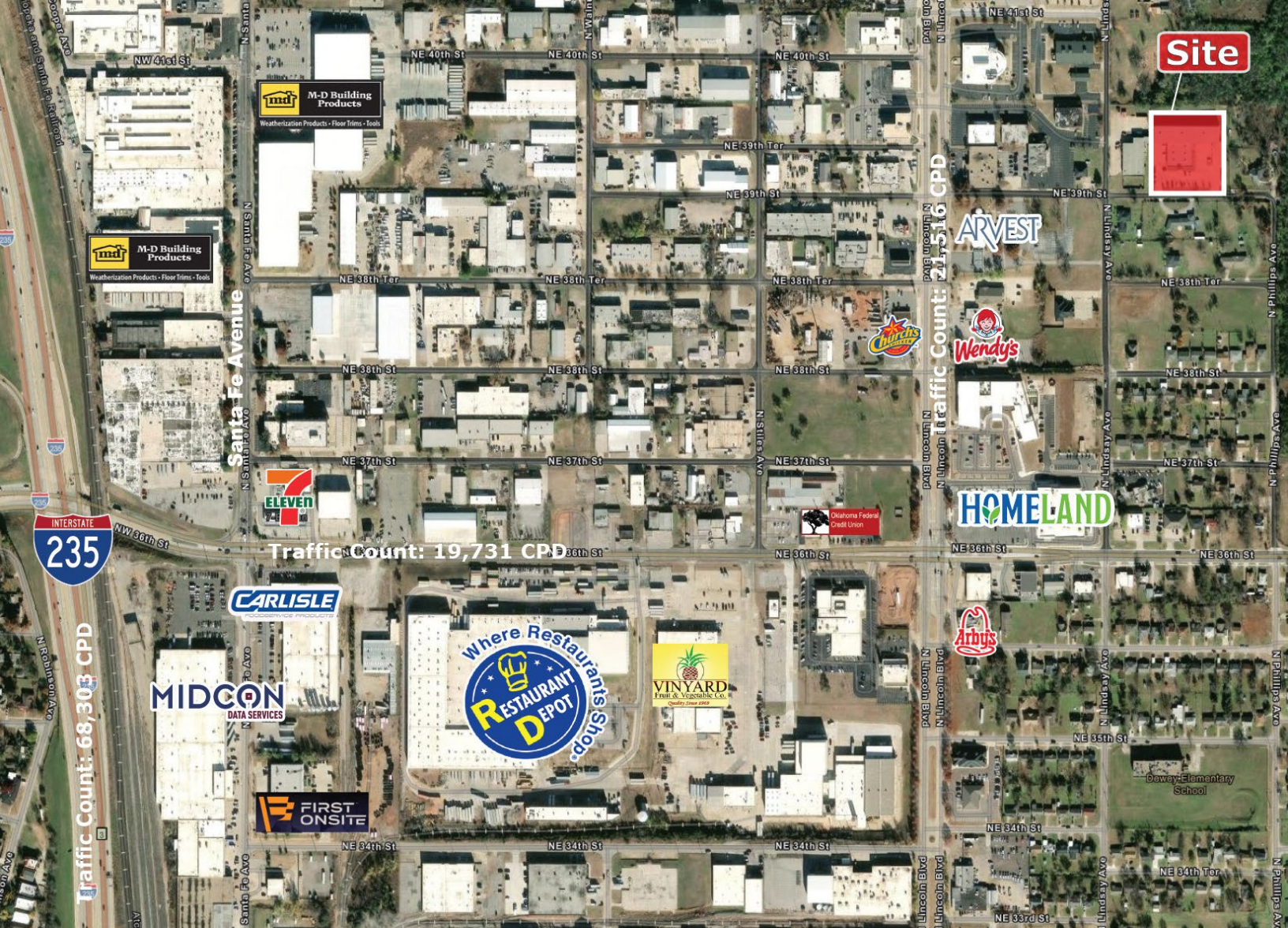
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## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	5,192	61,516	144,456
AVERAGE HOUSEHOLD INCOME	\$45,281	\$69,618	\$71,674
TOTAL HOUSEHOLDS	2,322	29,414	64,785

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