# Retail / Industrial Space For Lease



# 8701 S. I-35 Service Road

Oklahoma City, Oklahoma 73149

# **PROPERTY HIGHLIGHTS**

- 10,000 SF MOL Available
- Excellent I-35 Frontage
- Retail Industrial Flex Space
- Large Fully Climate Controlled Showroom
- Rear Warehouse with Two Grade Level Doors (10'x10' & 12'x12')
- Approx 16' Clear Height
- Additional 3,000 SF Available
- Fully Sprinkled
- (3) Private Offices
- Restroom

### LOCATION HIGHLIGHTS

- Very High Traffic Counts
- Easy Access to I-35

#### **Amir Shams**

+1 405 313 0333 amir@naisullivangroup.com

#### +1 405 840 0600 OFFICE

#### Zac McQueen

+1 405 476 9199 zac@naisullivangroup.com

4045 N.W. 64<sup>th</sup> Street, Suite 340 Oklahoma City, OK 73116

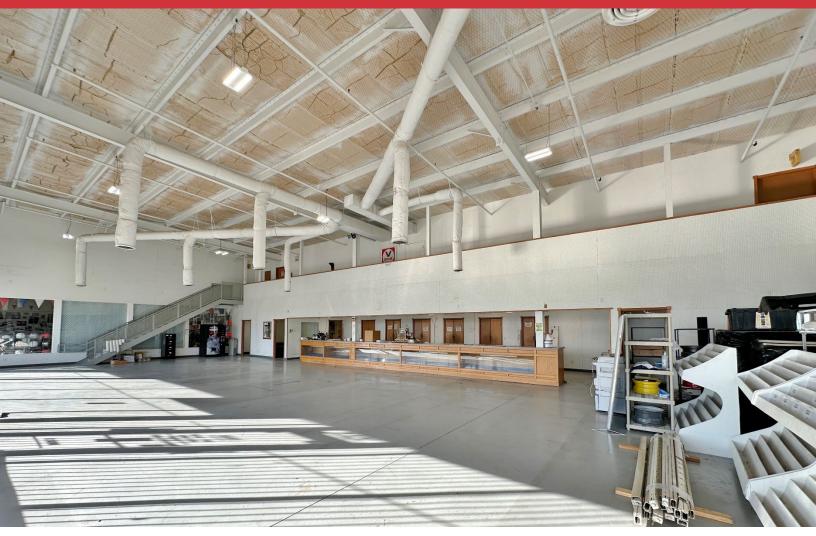


TOTAL SF	48,000 SF MOL
BUILT	1994
ZONED	I-2

RJ Jimenez +1 940 597 9341 rj@naisullivangroup.com

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# Retail / Industrial Space For Lease



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

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