Industrial Warehouse & Office for lease



1018-1106 E. Madison Street, Oklahoma City, OK 73111



INDUSTRIAL SPACE NOW AVAILABLE

Available SF:	7,488 SF
Lease Rate:	\$6.41 SF/yr (NNN)
Lot Size:	1.4 Acres
Building Size:	7,488 SF
Grade Level Doors:	1
Year Built:	1964
Zoning:	I-2

Cross Streets:

Near NE 23rd & Kelley Ave.

LEASE RATE

\$6.41/ SF (NNN)

LOCATION OVERVIEW

7,488 SF Industrial property in northeast Oklahoma City near State Capitol. Property sits on 1.40 acres and consists of 2 buildings, a 5,400 SF warehouse and 2,088 SF office and a .45 acre fenced in parking space/ outside storage lot. Warehouse has 1 grade level door with 16 ft clear height, paint booth and locker room/ break room.

FOR MORE INFORMATION, CONTACT

Chris Roberts

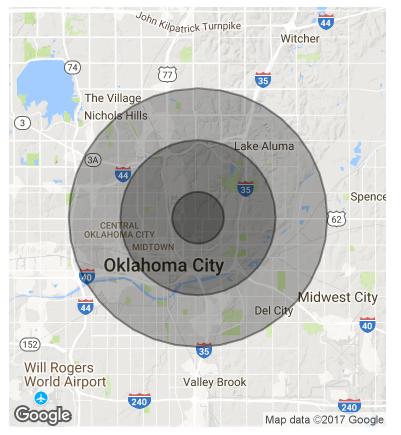
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The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. You and your legal and technical advisors should conduct a careful, independent investigation of the property to determine to your satisfaction to the suitability of the property for your needs.

1018-1022 E. Madison Street, Oklahoma City, OK 73111







DEMOGRAPHICS (per 2010 Census; 5 Miles Radius)		
Total Population		141,807
Population Density		141,807
Median Age		35.0
Median Age (Male)		34.3
Median Age (Female)		35.5
Total Households		57,640
# of Persons Per HH		2.5
Average HH Income		\$48,818
Average House Value		\$161,552
TRAFFIC COUNTS (ACOG)		
Northeast 23rd Street	Eastbound	16,000+

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