Industrial Warehouse & Office for lease

PRICE EDWARDS & COMPANY
Commercial Real Estate Services

INDUSTRIAL SPACE NOW AVAILABLE

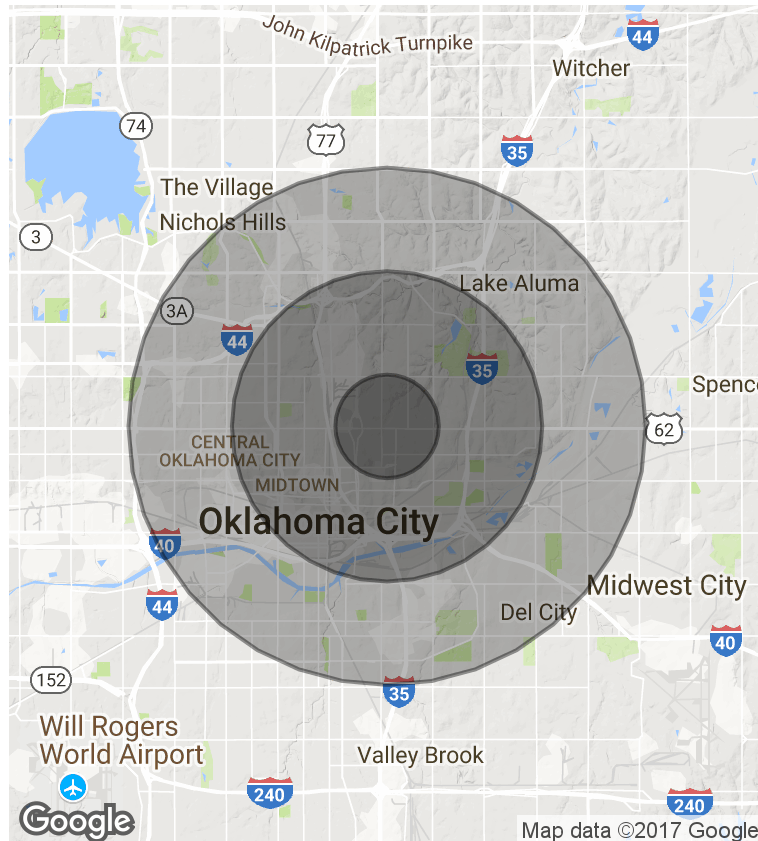|	
Available SF:	7,488 SF
Lease Rate:	$6.41 SF/yr (NNN)
Lot Size:	1.4 Acres
Building Size:	7,488 SF
Grade Level Doors:	1
Year Built:	1964
Zoning:	I-2
Cross Streets:	Near NE 23rd & Kelley Ave.

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

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NNN

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+