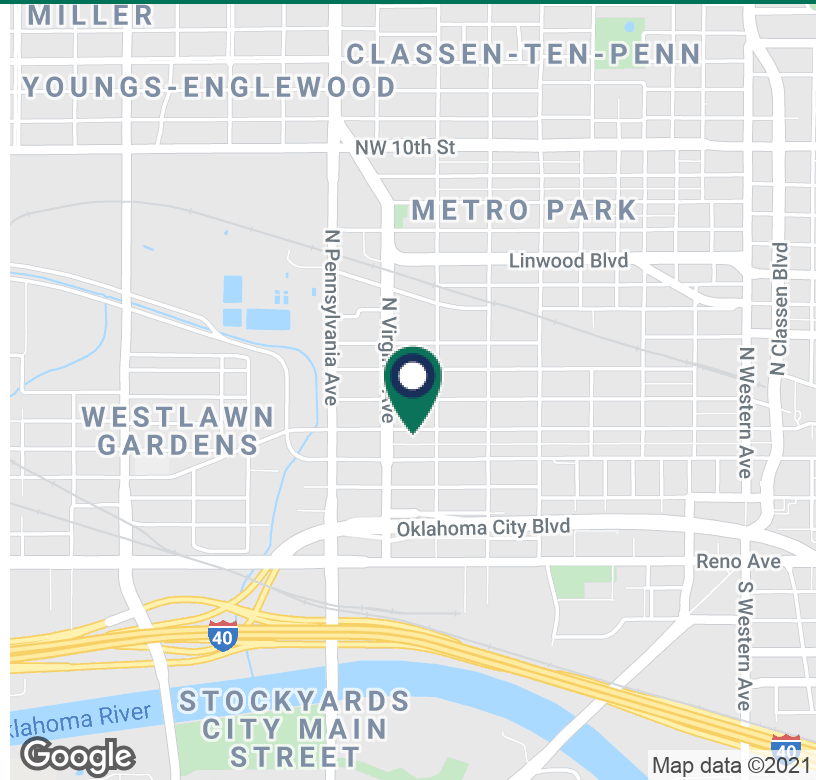


Artform Production Building

1720 NW 1st Street, Oklahoma City, OK 73106



OFFERING SUMMARY

Lease Rate:	\$6.50 - 7.50 SF/yr (MG)
Building Size:	4,000 SF
Available SF:	4,000 SF
Zoning:	I-2

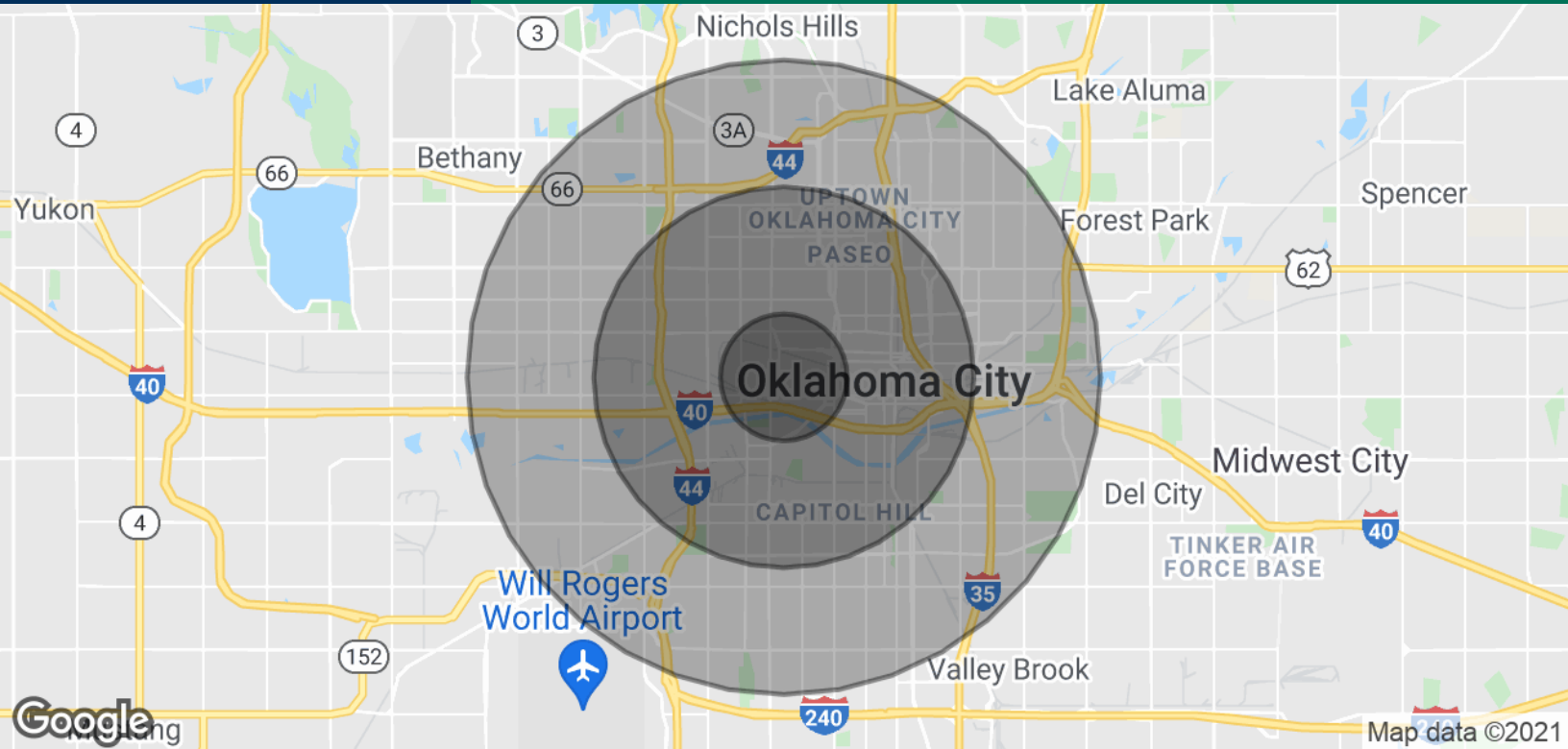
PROPERTY OVERVIEW

Artform Production building is a 4,000 SF warehouse used for light manufacturing, and vinyl production. The building sits on a 7,000 SF lot, has two 12' high roll up doors so vehicles can pull all the way through the building. Half of the building currently has a drop ceiling and is closed off for vinyl production, printing, and cutting. This unique industrial space north of the ironworks district offers tenants the opportunity for storage or manufacturing on one side and clean room manufacturing on the other. Available early 2022.

PROPERTY HIGHLIGHTS

- 4,000 SF
- Rate: \$6.50 - \$7.50 SF/yr (MG)
- 2,000 SF Warehouse and 2,000 SF clean manufacturing space
- Phase 3 electric
- No Cannabis

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,915	89,918	235,430
Average Age	35.1	31.6	32.9
Average Age (Male)	34.7	31.7	32.5
Average Age (Female)	33.9	31.5	33.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,035	34,084	93,293
# of Persons per HH	3.4	2.6	2.5
Average HH Income	\$31,261	\$43,094	\$43,833
Average House Value	\$51,962	\$134,740	\$129,783

** Demographic data derived from 2010 US Census*



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