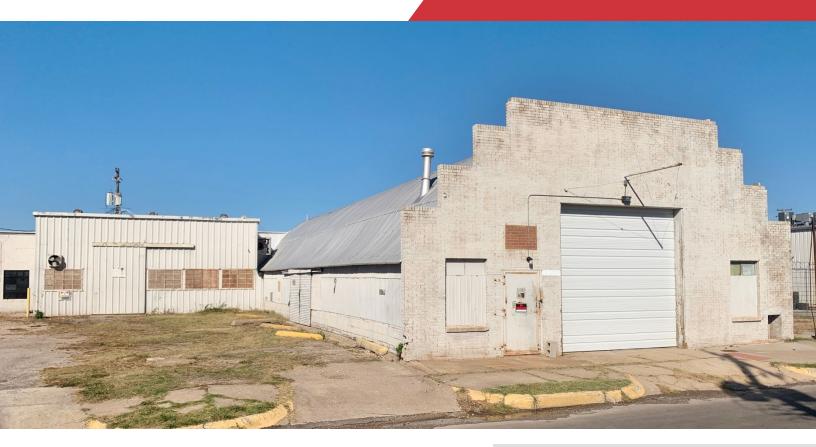


Industrial Building For Lease

Lease Price: \$4.25/SF NNN NNN Charges: \$0.48/SF



1245 N.W. 4th Street

Oklahoma City, Oklahoma 73106

PROPERTY HIGHLIGHTS

- Recently Renovated-2020
- (3) Brand New Drive In Doors
- 3 Phase Power
- Restrooms
- Fenced Yard Available
- Upgraded Electrical
- Competitive Rate
- Can Be Divided



TOTAL SF		8,820 SF
TOTAL	ACRES	0.32 Acres
YEAR BUILT / RENOVATED		1947/Renovated 2020
ZONED		I-2

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Zac McQueen

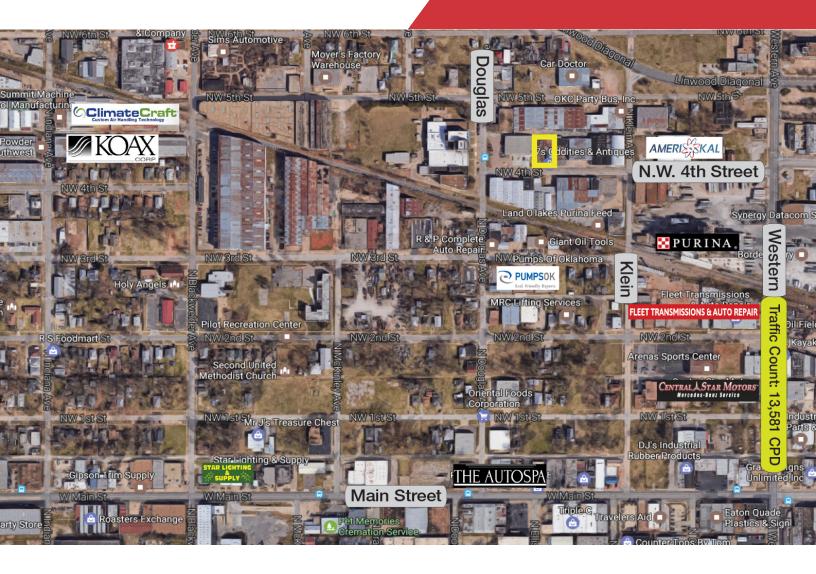
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+1 405 840 0610 FAX



Industrial Building For Lease 1245 N.W. 4th Street



LOCATION HIGHLIGHTS

- Close Proximity to Downtown OKC
- 4 Minute Drive to I-40
- 7 Minute Drive to I-235 & I-44
- Located in Growing Area of West Downtown

Population	1 Mile:	3 Miles:	5 Miles:
	12,031	90,306	228,902
Average Household Income	1 Mile: \$57,623	3 Miles: \$57,167	5 Miles: \$55,111
Total	1 Mile:	3 Miles:	5 Miles:
Households	4,035	35,265	90,550

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