



7617 S.W. 34th Street

Oklahoma City, Oklahoma 73179

PROPERTY HIGHLIGHTS

- 4,500 SF Warehouse
- 1,200 SF Office Space
- Fenced Yard
- 18' Clear Ceiling Height
- New HVAC in 2017
- (1) 10' x 14' Grade Level Door
- 200 Amps Power
- Parking Ratio: 2.11/1,000 SF
- Area Experiencing Continued Growth



TOTAL SF	5,700 SF MOL
LAND IN ACRES	0.67 MOL
ZONING	I-3
GENERAL USE	Industrial
ANNUAL TAXES	\$3,923.83



www.naisullivangroup.com

Bob Sullivan, CCIM

Cell: 1 405 641 9798

rsullivan@ccim.net

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

4045 N.W. 64th Street, Suite 340
Oklahoma City, Oklahoma 73116
Office: 1 405 840 0600
Fax: 1 405 840 0610

7617 S.W. 34th Street
Oklahoma City, OK 73179



DEMOGRAPHICS

Population

1 Mile: 1,597	3 Mile: 20,503	5 Mile: 98,763
-------------------------	--------------------------	--------------------------

Average Household Income

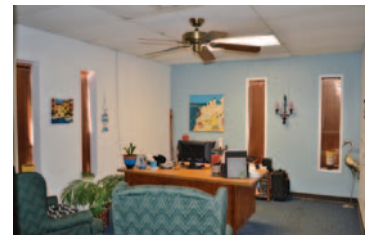
1 Mile: \$73,398	3 Mile: \$71,697	5 Mile: \$49,836
----------------------------	----------------------------	----------------------------

Total Households

1 Mile: 611	3 Mile: 7,387	5 Mile: 37,093
-----------------------	-------------------------	--------------------------

LOCATION HIGHLIGHTS

- Dimensions: 290' x 100'
- Frontage: 100' on S.W. 34th Street
- Located Between I-40 & Highway 152
- Close to Intersection of S. Council Road & S.W. 29th Street
- Surrounded by Service & Distribution Companies



Bob Sullivan, CCIM

Cell: 1 405 641 9798

rsullivan@ccim.net

www.naisullivangroup.com

NAI Sullivan Group

4045 N.W. 64th Street, Suite 340
Oklahoma City, Oklahoma 73116
Office: 1 405 840 0600
Fax: 1 405 840 0610