



## 44 N.E. 51st Street

Oklahoma City, Oklahoma 73105

### PROPERTY HIGHLIGHTS

- 3,825 SF Warehouse
- 300 SF Office Space
- (2) 10' Grade Level Doors
- Built in 2009
- 10' Eve Height



### LOCATION HIGHLIGHTS

- Dimensions: 165' x 135'
- Frontage: 165' on N.E. 51st Street
- Santa Fe Industrial District
- 1 Block from Broadway Extension
- 2 Blocks from I-44
- Excellent Access to I-235 & All Major Interstates

TOTAL SF	9,060 SF MOL
LAND IN ACRES	0.32 MOL
ZONING	I-1
GENERAL USE	Industrial
VACANT SF	4,125 SF

[www.naisullivangroup.com](http://www.naisullivangroup.com)

## Bob Sullivan, CCIM

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 Oklahoma City, OK 73105



## DEMOGRAPHICS

Population		
1 Mile: 4,178	3 Mile: 63,556	5 Mile: 161,985
Average Household Income		
1 Mile: \$65,017	3 Mile: \$43,500	5 Mile: \$44,022
Total Households		
1 Mile: 2,049	3 Mile: 28,664	5 Mile: 70,535



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