

CLICK OR SCAN TO
VIEW THE 3D TOUR



Industrial Space
For Lease

9,500 RSF

Lease Price:

\$6.50/RSF

Modified Gross

NAI Sullivan Group



1908 S. Eastern

Oklahoma City, Oklahoma 73129

PROPERTY HIGHLIGHTS

- Open Warehouse with 1 Office, 1 Breakroom, 1 Kitchenette & 2 Restrooms
- 7 Access Doors & 3 Ground Level Garage Doors
- HVAC System services' the Office & Breakroom area only;
Space Heaters hanging from ceiling in Warehouse
- Wired for Security Alarm
- Zoned to Service Light Industrial Users (I-2)
- Owner Pays for Buildings Taxes & Insurance;
Tenant is Responsible for All Utilities, Communications & Security Systems
- New 500K Transformer with 1,000 Amps Available at 208 Volts

LOCATION HIGHLIGHTS

- Corner Suite with Land Directly Across Available for Some Storage
- Prime Area to access the Main Interstate Highways I-40 & I-35
- Eastern Avenue has (4) Lanes allowing ease of access
- Only minutes from the Downtown, Farmers, Wheeler, Capitol Hill & Adventure Districts
- Heavy Industrial area that has minimal pedestrian traffic & residential homes



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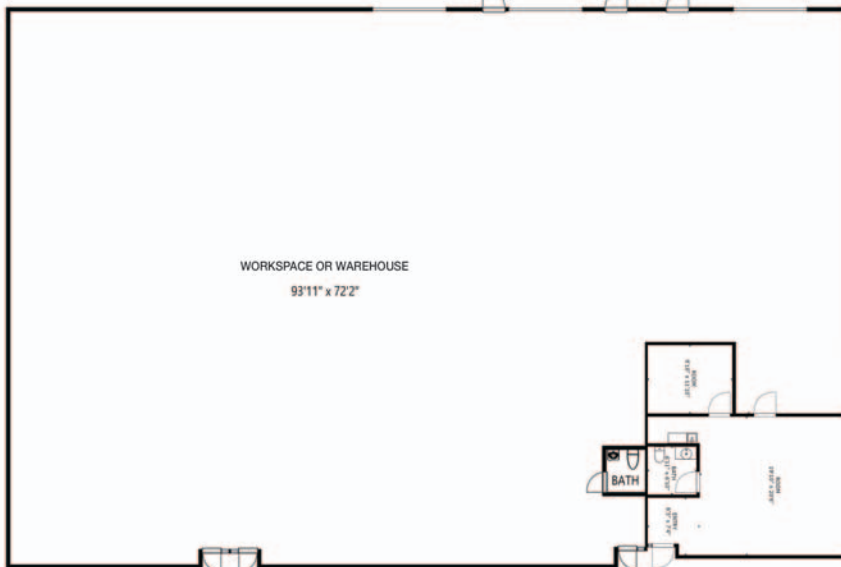
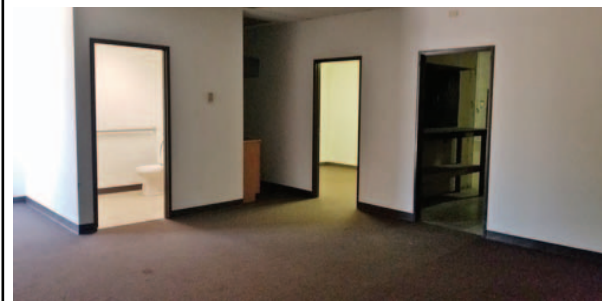
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Oklahoma City, OK 73129



DEMOGRAPHICS

Population		
1 Mile: 2,670	3 Mile: 61,055	5 Mile: 186,710
Average Household Income		
1 Mile: \$30,219	3 Mile: \$38,680	5 Mile: \$41,671
Total Households		
1 Mile: 868	3 Mile: 22,917	5 Mile: 70,653



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