



33 N. Meridian Avenue

Oklahoma City, Oklahoma 73107

PROPERTY HIGHLIGHTS

- 2 Buildings Totaling Over 42,902 SF on 2.58 Acres
- 6,880 SF Occupied by Tenant-5 Year Lease
- Large Open Entrance
- Soft Corner Lot
- 3 Dock High Doors & 2 Grade Level Doors
- 10' Clear Ceiling Height
- 220 Power
- 25 Parking Spaces
- 80% HVAC
- Zoned for Cannabis Grow Facility



TOTAL SF	42,902 SF
TOTAL ACRES	2.58 Acres
YEAR BUILT / RENOVATED	1984
ZONED	I-2, Industrial

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Bob Sullivan, CCIM
+1 405 641 9798
bob@naisullivangroup.com

4045 N.W. 64th Street, Suite 340
Oklahoma City, OK 73116
www.naisullivangroup.com

+1 405 840 0600 OFFICE
+1 405 840 0610 FAX

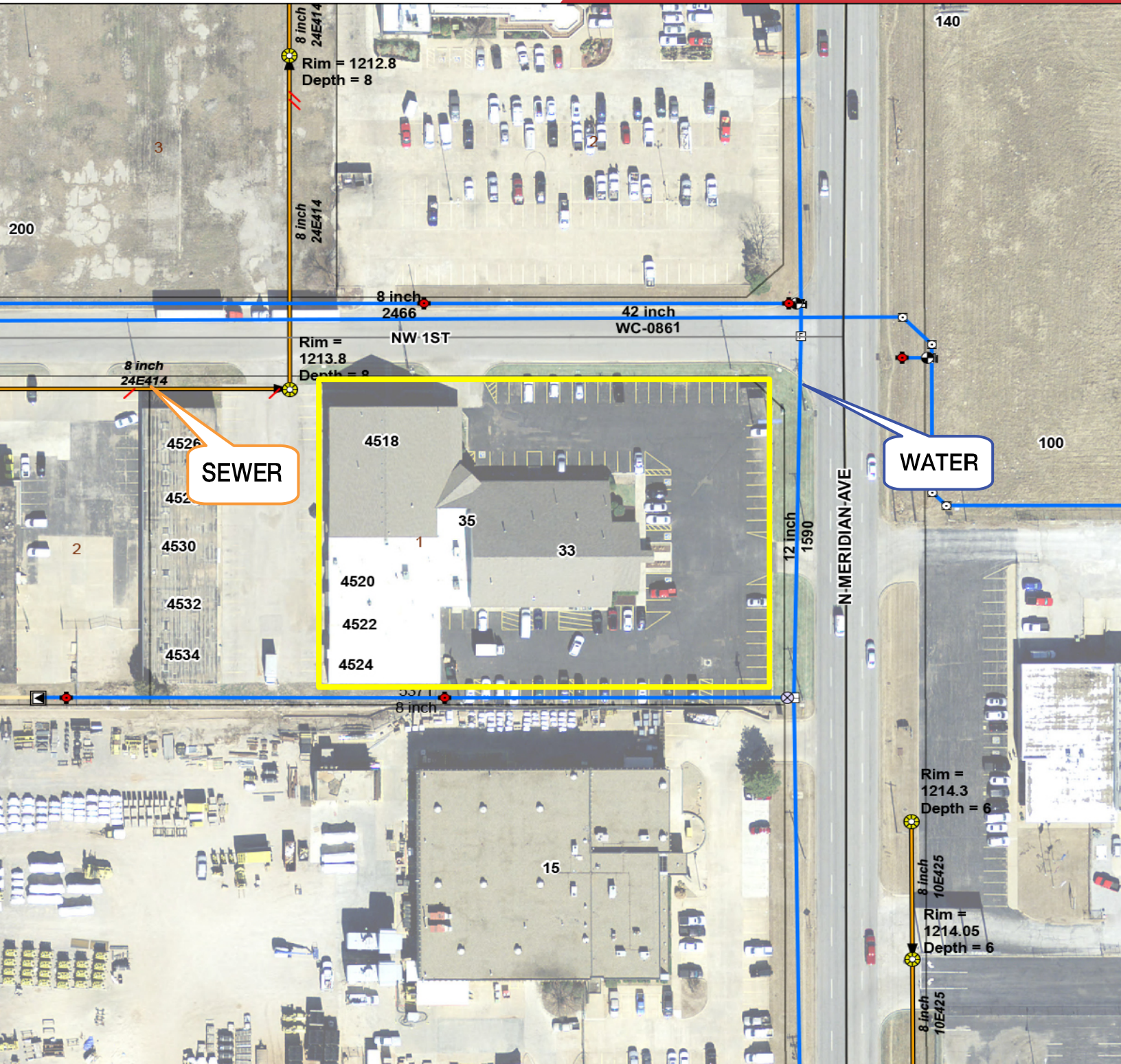


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LOCATION HIGHLIGHTS

- Meridian Avenue Corridor
- Easy Access to I-40
- 2 Miles from Will Rogers World Airport
- Minutes from Downtown OKC

Population	1 Mile: 2,739	3 Miles: 70,753	5 Miles: 211,353
Average Household Income	1 Mile: \$28,856	3 Miles: \$40,268	5 Miles: \$42,157
Total Households	1 Mile: 1,110	3 Miles: 27,760	5 Miles: 82,548

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