



2020 S.E. 18th Street

Oklahoma City, Oklahoma 73129

PROPERTY HIGHLIGHTS

- 12,000 SF Plus 2,000 SF Mezzanine
- (2) Grade Level Doors
- 20'+ Clear Ceiling Height
- 200 Amp Electric Service-3 Phase
- 2,000 SF Office
- Cannabis Friendly
- Multiple Skylights for Natural Lighting
- Roof Replaced-2019



TOTAL SF	48,450 SF
VACANT SF	14,000 SF
YEAR BUILT / RENOVATED	1981
ZONED	I-2, Industrial

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LOCATION HIGHLIGHTS

- 1 Mile to I-40
- 1 Mile to I-35
- Centrally Located Between I-35 & I-40
- Industrial Area in S.E. OKC

Population	1 Mile: 2,245	3 Miles: 64,700	5 Miles: 193,224
Average Household Income	1 Mile: \$33,254	3 Miles: \$37,596	5 Miles: \$39,675
Total Households	1 Mile: 821	3 Miles: 24,940	5 Miles: 73,940

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EXECUTIVE SUMMARY

12,000 SF Industrial Facility For Lease

This industrial property is strategically located on the corner of SE 18th and S. Eastern, having an address of 2020 S.E. 18th Street. The site is one half mile east of Interstate 35 and approximately 1 mile south of Interstate 40. Access to the Interstate is convenient with each Interstate entry and exit being a 4 way exchange.

The ratio of office to warehouse space is about 7 to 1 having approximately 2,000 sf of office area and 10,000 sf of warehouse space with a bonus 2,000 sf mezzanine. The ceiling height in the warehouse area is just over 20', and there are two drive in doors, one 12' door at the north and one 14' door at the south. There are two restrooms that serve the office area and a restroom that is available from the warehouse.

There is ample parking at the north and south side of the building with personnel parking at the north and heavier vehicle parking at the south. The property is professionally managed by NAI Sullivan Group, a property management company in Oklahoma City.

We are currently offering this property for lease with a beginning rate of \$7.00 per sf based on 12,000 sf of lease space with NNN charges of \$1.34 to \$2.18 per square foot annually based on your business. Please call me to set a time for a tour.

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