

**PRICE REDUCED!**

Sales Price: \$1,606,410 (\$39.00/SF)

Lease Price: \$4.75/SF NNN

NNN Charges: \$0.40/SF



## 500 N. MacArthur Boulevard

Oklahoma City, Oklahoma 73127

### PROPERTY HIGHLIGHTS

- Heavy Power 2,250 Amps Available
- (2) 12' Dock Doors
- (1) 12' Drive In Door
- 30' x 25' Column Spacing
- Two (3 Ton) Cranes
- TI Available
- Brand New TPO Roof
- Large Fenced Yard with I-3 Zoning
- 265' of Frontage on High Traffic N MacArthur Blvd
- Medical Cannabis Friendly



TOTAL SF	41,190 SF
TOTAL ACRES	4.34 Acres
YEAR BUILT / RENOVATED	1957
ZONED	I-3

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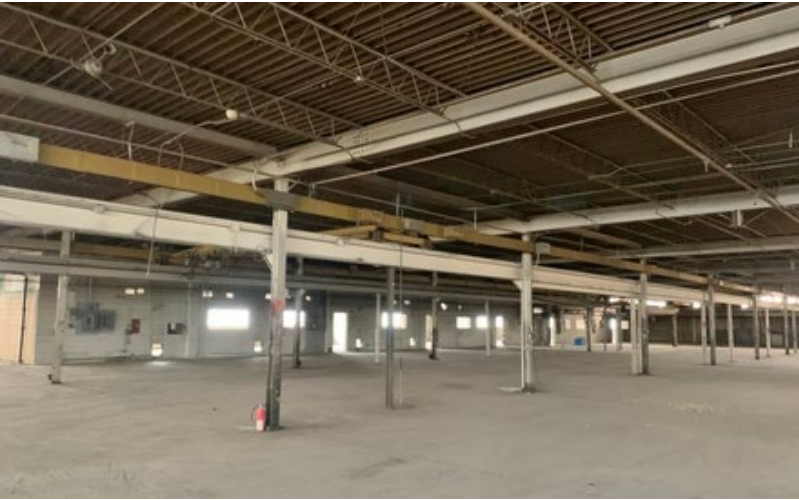
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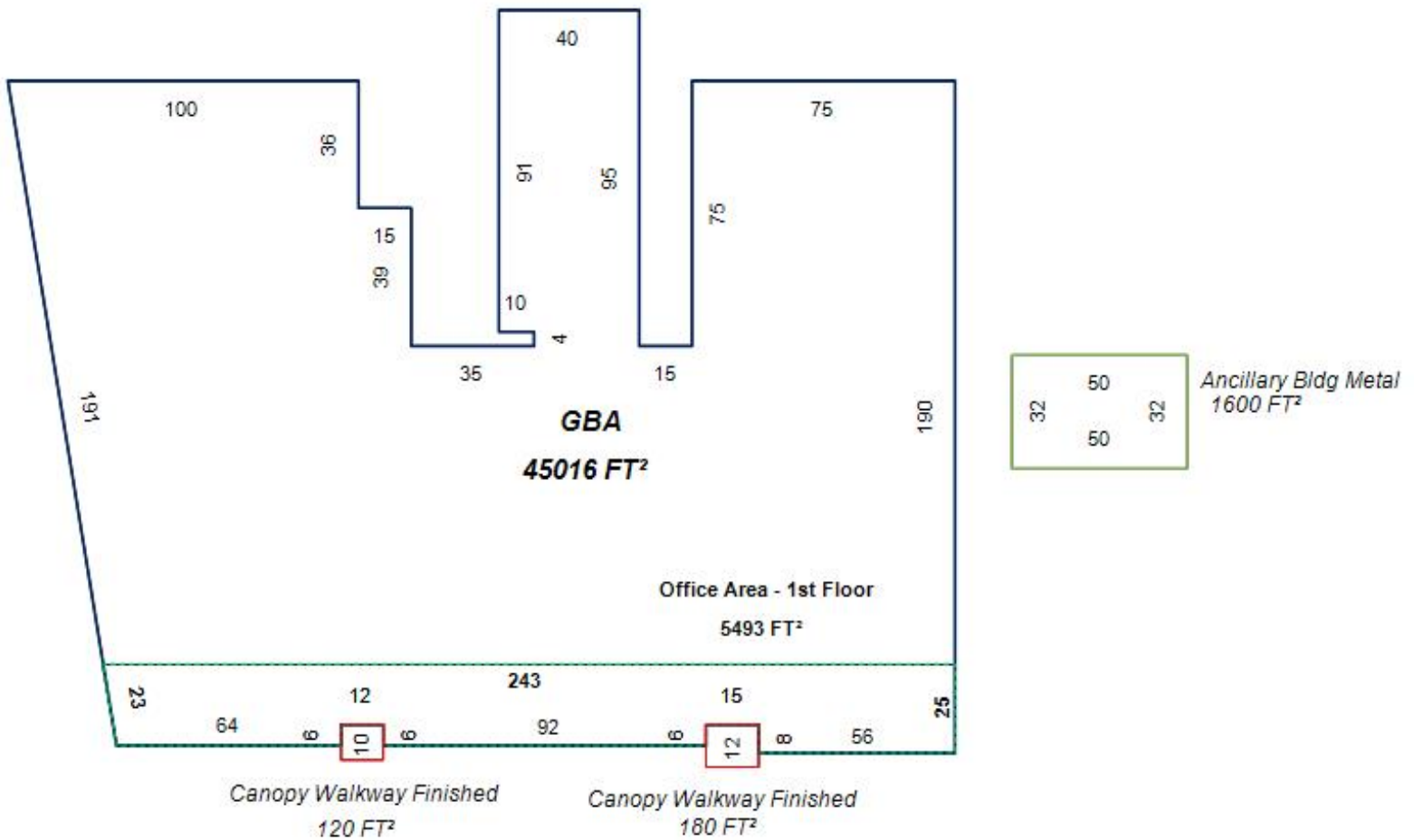
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### LOCATION HIGHLIGHTS

- Less than 1 Mile to I-40
- 10 Minute Drive to Will Rogers World Airport
- 10 Minute Drive to Downtown OKC
- Located in West Oklahoma City Industrial Area

Population	1 Mile: 5,362	3 Miles: 66,519	5 Miles: 182,541
Average Household Income	1 Mile: \$40,655	3 Miles: \$53,167	5 Miles: \$57,073
Total Households	1 Mile: 2,029	3 Miles: 26,867	5 Miles: 71,273

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