

PRICE: \$5.00 SF/YR NNN

3909 NW 36TH ST

Oklahoma City, OK 73112

Brock Lytton

President/Managing Broker (OK)

405.250.9596

brock@moriahrealestate.com

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Property Description

Very flexible warehouse space available. Uses for the space would include light storage, distribution, creative studio/production, etc. Landlord can divide for smaller warehouse uses or larger uses. Office Space also available.

Property Highlights

- Access Control
- 12' Clear Height
- 3 Phase Power
- LED Automatic Motion Lighting (Warehouse)
- 2 Grade Level Doors
- 2 Dock Height Doors

Offering Summary

Lease Rate:	\$5.00 SF/YR (NNN)
Available SF:	5,000 - 40,000 SF
Lot Size:	155,427 SF

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	218	1,169	5,226
Total Population	534	2,611	11,600
Average HH Income	\$74,306	\$66,561	\$64,262

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Location Overview

Located in central-west Oklahoma City at the I-44/US-Route-66 interchange, this site sits in a prime industrial corridor with direct highway access for quick travel to all parts of the city. Near landmarks such as the OKC Tennis Center and Sportsmans Club Lake.

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MORIAH
BROKERAGE SERVICES, LLC

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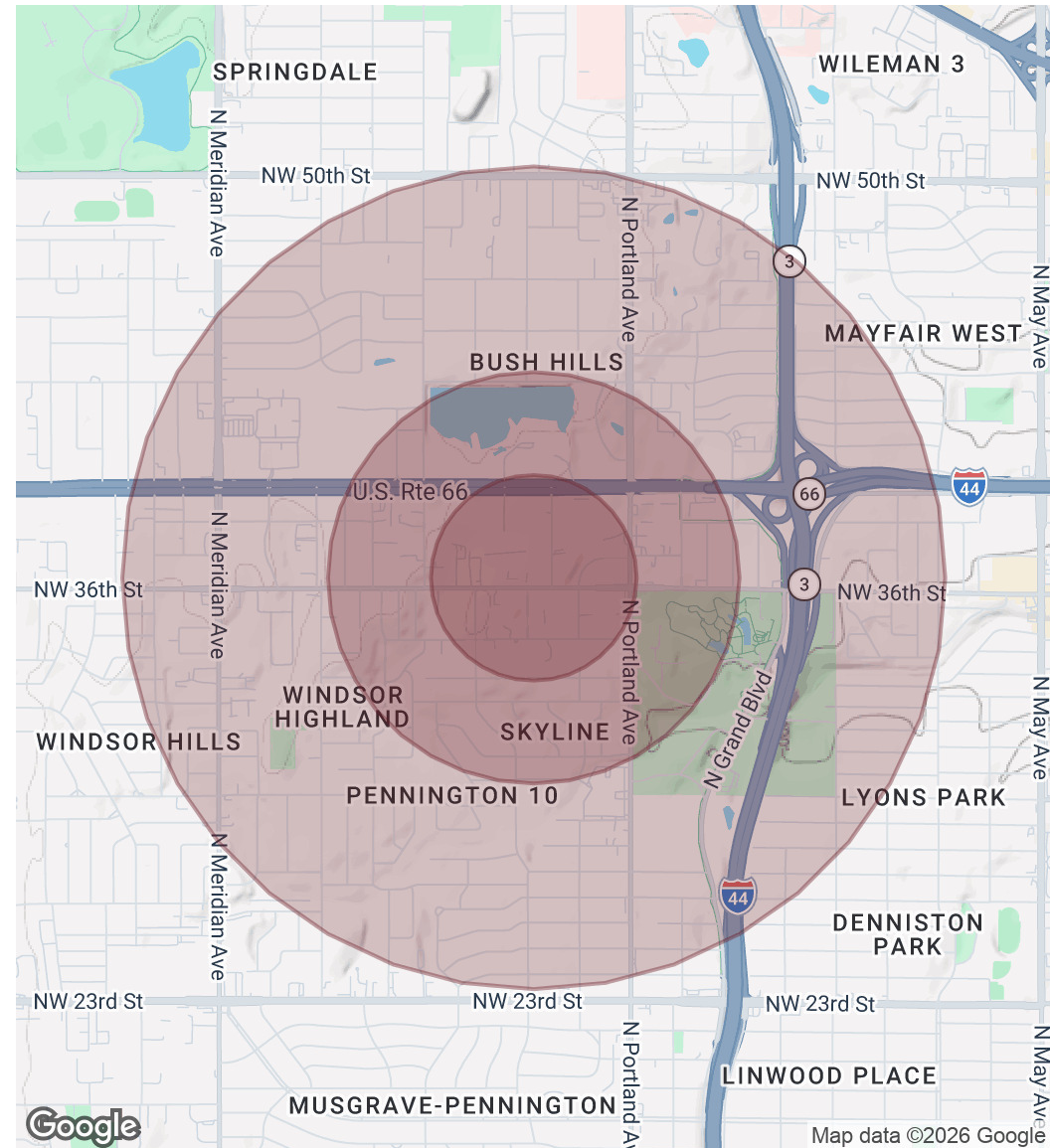
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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	534	2,611	11,600
Average Age	32.4	37.7	36.5
Average Age (Male)	34.0	39.5	39.0
Average Age (Female)	31.7	36.8	35.5

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	218	1,169	5,226
# of Persons per HH	2.4	2.2	2.2
Average HH Income	\$74,306	\$66,561	\$64,262
Average House Value	\$139,296	\$151,988	\$160,847

2023 American Community Survey (ACS)



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