

3617 S.W. 44TH STREET
OKLAHOMA CITY, OK 73119



Industrial Building For Sale
5,000 Total SF on 0.50 Acres MOL
Sales Price: \$499,000

NAIRED COMMERCIAL
REAL ESTATE
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PROPERTY OVERVIEW

TOTAL SF	5,000 TOTAL SF
LOT SIZE	0.50 ACRES +/-
ZONING	SPUD 1055
DOORS	(9) 12' DRIVE IN DOORS
YARD	FENCED
CEILING HEIGHT	14' EVE
BUILT / RENOVATED	1982 / 2022

- Approximately 600 SF Office Area
- Approximately 4,400 SF Shop Area
- Electrified Security Fencing
- Ideal for Auto Repair
- Industrial Area near Will Rogers International Airport
- Property has Visibility on I-44 & Airport Road
- Ample Parking & Outside Storage Area
- Robust Air Compressor with Lines to Each Bay

DEMOGRAPHICS



POPULATION
 1 MILE: 9,310
 3 MILES: 72,439
 5 MILES: 180,842



AVERAGE HOUSEHOLD INCOME
 1 MILE: \$41,220
 3 MILES: \$51,096
 5 MILES: \$58,141

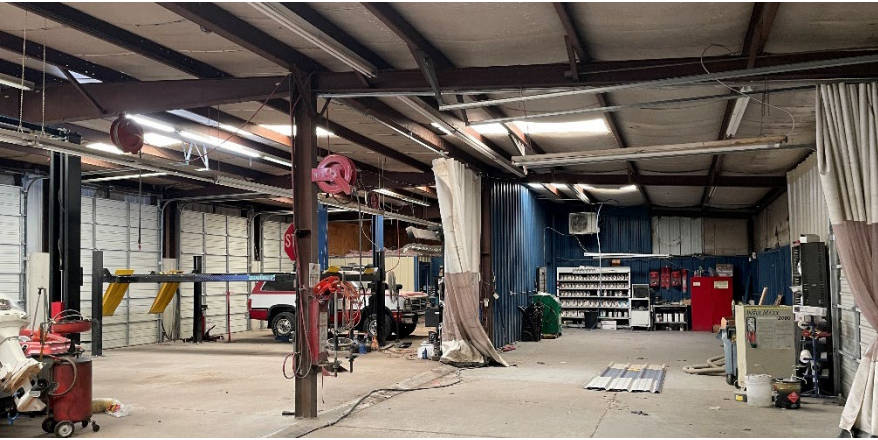
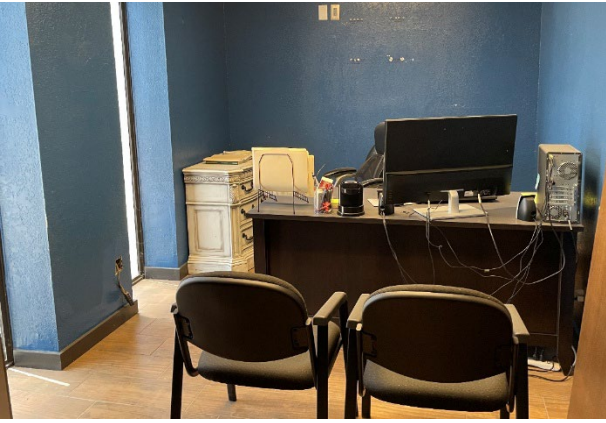


TOTAL HOUSEHOLDS
 1 MILE: 3,093
 3 MILES: 24,816
 5 MILES: 66,942



0.5 MILE FROM I-44
 2.5 MILES FROM I-240
 3.5 MILES FROM I-40
 4.5 MILES FROM I-35

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3617 S.W. 44TH STREET AERIAL



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