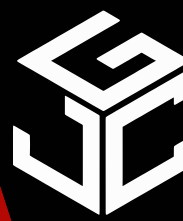


FOR LEASE

4415 SW 3rd St,
Oklahoma City, OK 73108



Johnson

Commercial Group

JohnsonCommercialGroup.com



Offering Summary

Lease Rate: \$12.00 SF/YR

Lease Type: NNN

Available SF: 6,000 SF

Lot Size: 0.5 Acres

Built In: 2019

Zoning: I-2

Chris Johnson
chris@jcgok.com
405.435.3572

Property Overview

This 6,000 SF industrial space offers a highly functional one-story layout in a central Oklahoma City location, making it an excellent option for warehouse, distribution, service, or light industrial users. The space includes approximately 5,614 SF of warehouse area, 185 SF of office space, and one restroom. Key features include 20' clear height, four overhead doors (10' W x 16' H), and LED lighting to support efficient day-to-day operations. The property also benefits from a pylon sign for strong visibility and convenient access to I-40, I-44, and I-235, providing outstanding connectivity across the Oklahoma City metro.



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REALTY

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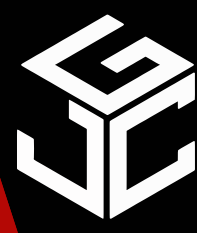
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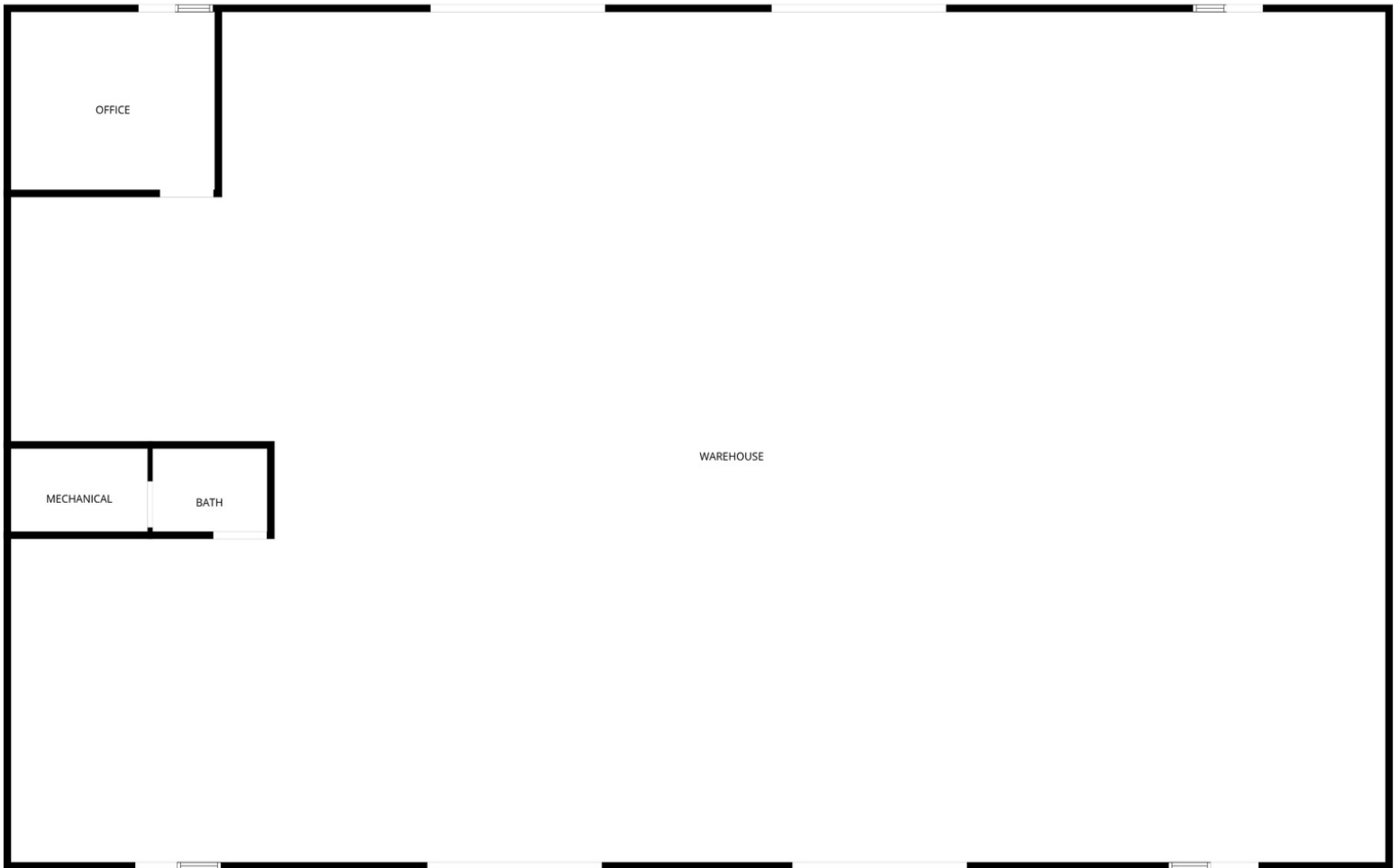
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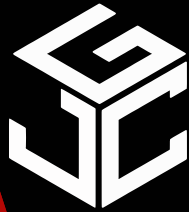


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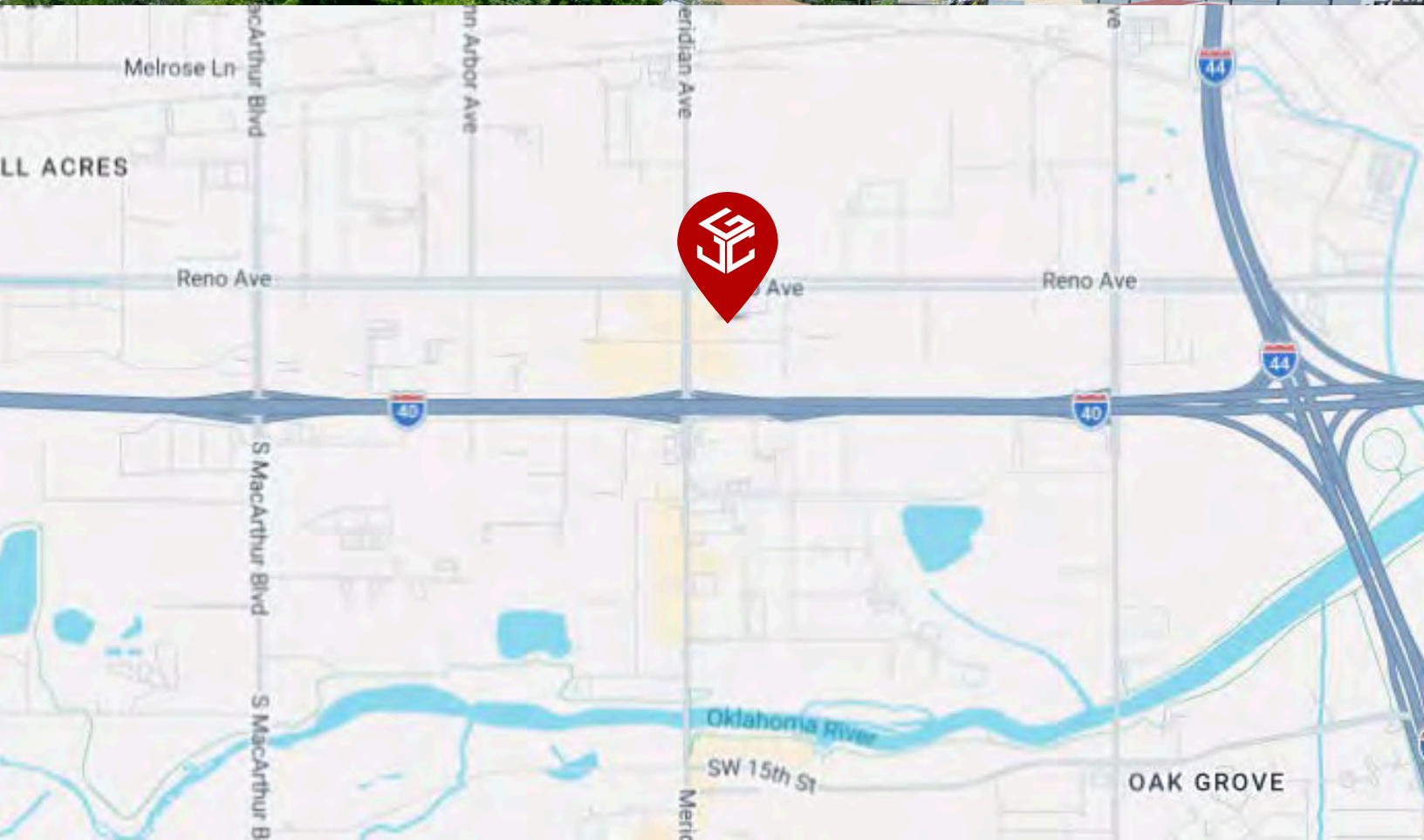
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