

FOR LEASE | \$1,500/MO + NNN

2740 S. HIGH AVE, OKLAHOMA CITY, OK 73129

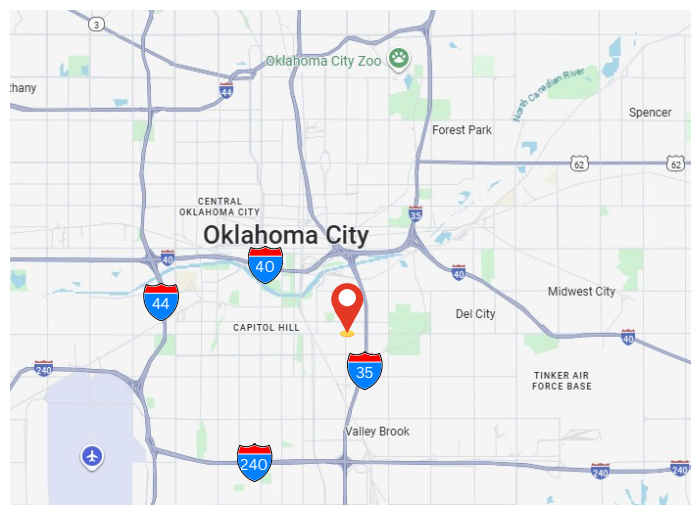


PRIME NEIGHBORHOOD WORKSHOP NEAR I-35 / I-40

PROPERTY OVERVIEW

Discover a rare industrial-use opportunity in a rapidly evolving corridor of Oklahoma City. This 4,429 SF neighborhood workshop / light industrial building at 2740 S. High Ave, OKC 73129 is offered for lease (NNN) at \$1,500/month. Zoned I-2 and situated on a full 1-acre lot with abundant parking, the property is ideal for small manufacturing, auto repair, fabrication, print shop, maker space, or other light industrial uses. Its proximity to I-35, I-40, and major arterial streets positions it in a growth corridor experiencing increased redevelopment and commercial investment.

4,429 SQFT | ZONED: I-2



ROBIN O'GRADY
(405) 314-3877

ROBIN@CALIBERPROPERTYGROUP.COM



SEAN O'GRADY
(405) 314-3777

SEAN@SEANOGRADY.COM

CALL TODAY (405) 463-1994 OR VISIT WWW.CALIBERREALTORS.COM



INVESTOR HIGHLIGHTS

- 4,429 SF of interior workspace – flexible, open layout
- Full 1-acre site offering ample onsite parking / yard
- I-2 zoning – supports a variety of light industrial uses
- Excellent visibility and frontage on S. High Ave
- Close access to I-35, I-40, 25th & 29th streets
- Walking distance to neighborhood businesses, gas stations, and new school development
- Ideal for auto repair, fabrication, small assembly, or creative industrial users

DEMOGRAPHIC INSIGHTS



~19,730

Residential Population



~382,000

Workforce Population



\$43,900+

Average Household Income



~31 years

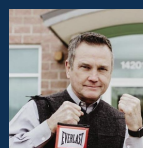
Median Age



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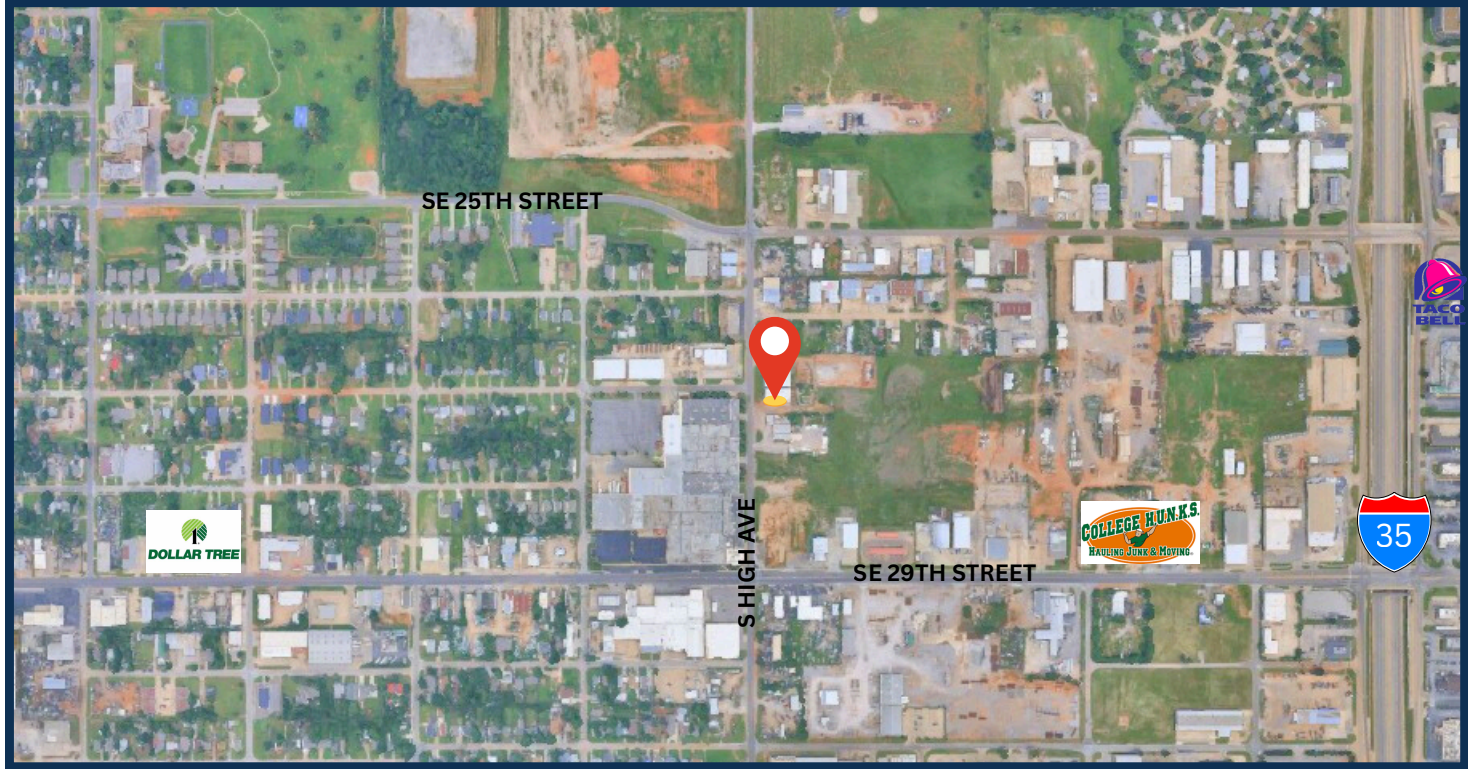
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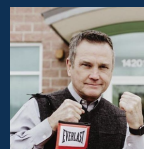


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