

3204-3208 S.W. 59th STREET  
OKLAHOMA CITY, OK 73119



Industrial Warehouse For Lease

3204-C: 2,000 SF

\$2,000/Month + NNN

NNN Charges: \$2.10/SF

**NAIRED** COMMERCIAL  
REAL ESTATE

405.840.0600 | [NAIRED.COM](http://NAIRED.COM)

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## PROPERTY OVERVIEW

TOTAL SF	7,000 SF +/-
LOT SIZE	1.96 ACRES +/-
ZONING	I-2

- 3204 S.W. 59th Street, Suite C: 2,000 SF - \$2,000/Month NNN
- Approx 35%/65% Office to Warehouse Ratio
- Warehouse Space
- (1) Private Office
- Open Area
- Kitchenette
- (1) Restroom
- (1) Grade Level Door (10'W x 12'H)
- Very quick access to I-44
- 5 Minute Drive to Will Rogers World Airport
- Located in a Residential Area Excellent for Residential Service Business

## DEMOGRAPHICS



**POPULATION**  
 1 MILE: 13,984  
 3 MILES: 92,529  
 5 MILES: 170,811



**AVERAGE HOUSEHOLD INCOME**  
 1 MILE: \$54,627  
 3 MILES: \$59,714  
 5 MILES: \$69,402



**TOTAL HOUSEHOLDS**  
 1 MILE: 4,786  
 3 MILES: 32,551  
 5 MILES: 61,888

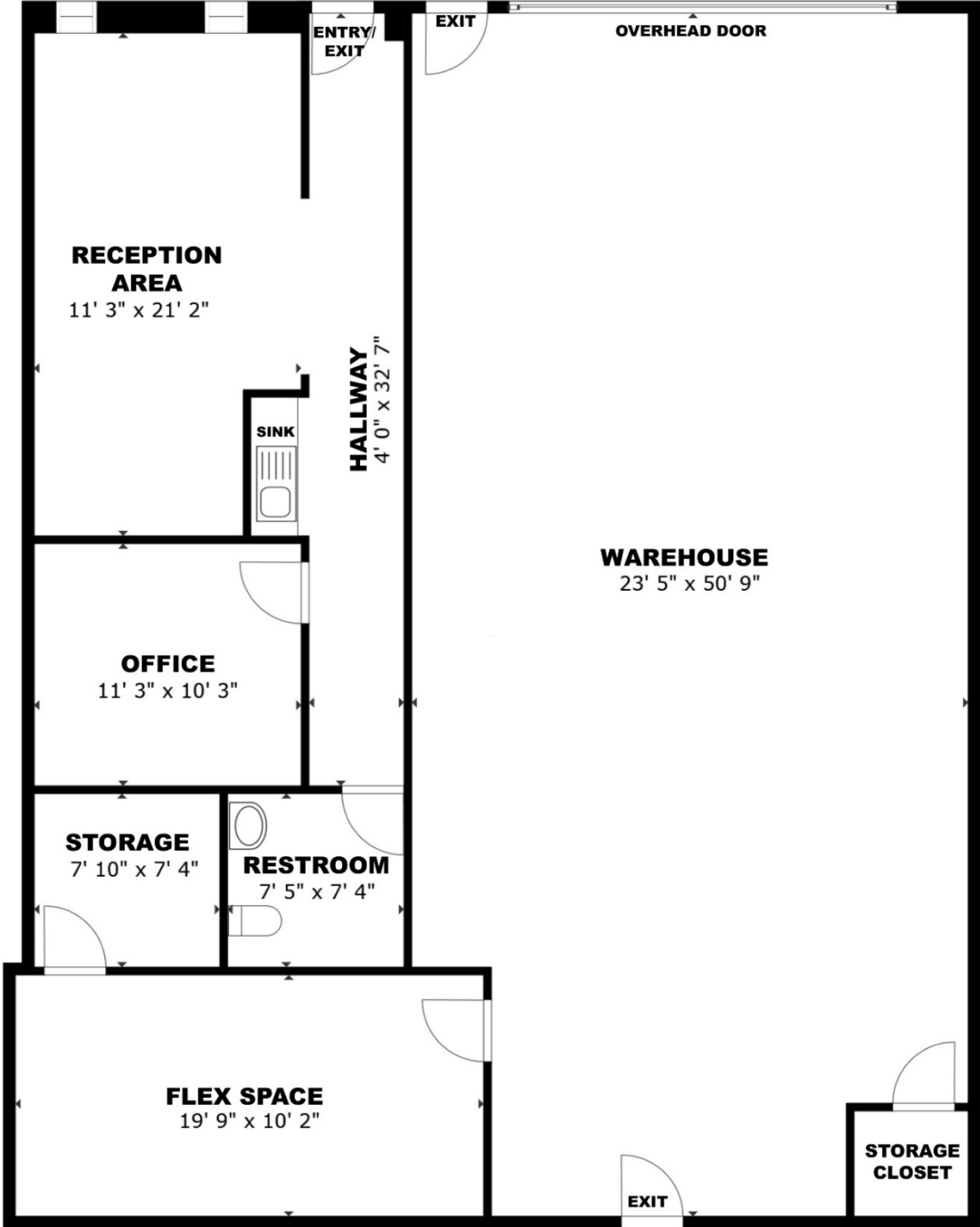


0.80 MILES FROM I-44  
 1.2 MILES FROM SH-152  
 3.5 MILES FROM I-40

# 3204 S.W. 59th STREET- SUITE C - SITE PLAN



SCAN FOR 3D TOUR



# 3204 S.W. 59th STREET – SUITE C - 2,000 SF



