

3601 S.W. 44<sup>TH</sup> STREET  
OKLAHOMA CITY, OK 73119



Industrial Building For Sale  
6,161 Total SF on 1.50 Acres MOL  
Sales Price: \$1,150,000

**NAIRED** COMMERCIAL  
REAL ESTATE

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## PROPERTY OVERVIEW

TOTAL SF	6,161 TOTAL SF
LOT SIZE	1.50 ACRES +/-
ZONING	SPUD 998 – ALLOWS FOR AUTO & RV STORAGE & SALES
DOORS	(2) 12' DRIVE IN DOORS
YARD	FENCED
CEILING HEIGHT	14' EVE
BUILT	2022

- Approximately 3,050 SF Office Area
- Approximately 3,111 SF Shop Area
- Nicely Appointed Office Space
- 5+ Offices
- 1 Restroom Includes a Shower
- Industrial Area near Will Rogers International Airport
- Property has Visibility on I-44 & Airport Road
- Ample Parking & Outside Storage Area

## 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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# 3601 S.W. 44TH STREET AERIAL



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