

INDUSTRIAL BUILDING FOR LEASE



2412 SW 14TH ST, OKLAHOMA CITY OK 73108

Presented by: Shyon Keoppel Text: 405-229-1475 Email: shyon@skventuregroup.com



PROPERTY OVERVIEW

- 12,223 SF MOL
- Each Suite has its own Drive in Doors
- Built 1972
- Zoned I-2, SYT (Stockyards City Transitional)
- 362 SF Office
- Clear Height 16' (up to 22' at ridge)

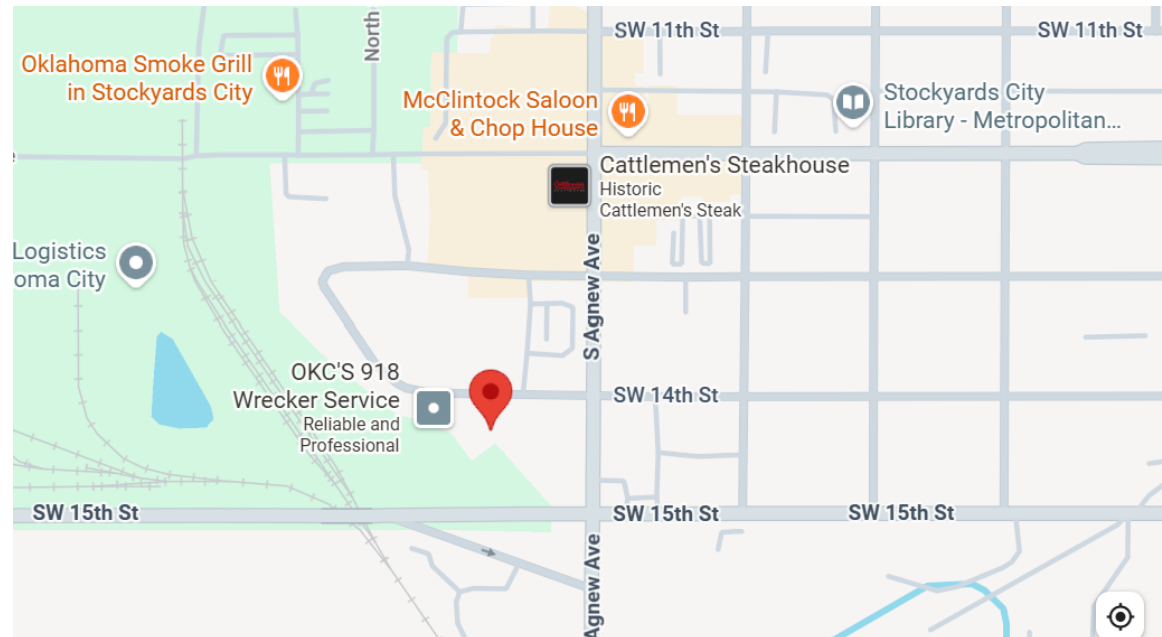
LOCATION HIGHLIGHTS

- Located in Historic Stockyards District
- Popular Destinations close by, including: Cattleman's Steakhouse, Langston's Western Wear, and multiple boutiques.
- 1.2 Miles to I-44
- 1 Mile to I-40

Reach out to schedule a tour and see first hand how this space can transform your business.

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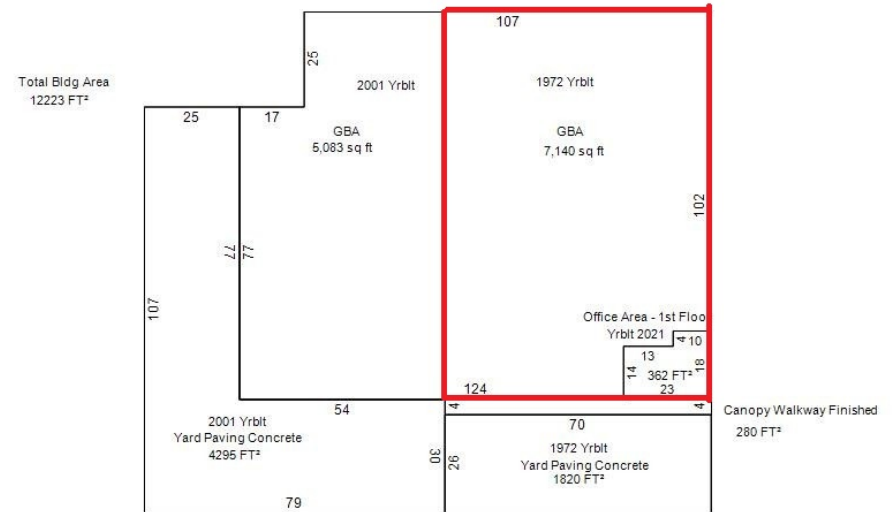
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OFFERING SUMMARY

SUITE 100

SUITE SIZE	7,140 SF MOL
LAND SIZE	0.518 ACRES MOL
LEASE TYPE	NNN
BASE RENT	\$6.00/SF - \$3,570.00/MONTH
NNN	\$.96/SF - \$571.20/MONTH
TOTAL RENT	\$6.96/SF - \$4,141.20/MONTH
TERM	3 YEARS / 36 MONTHS



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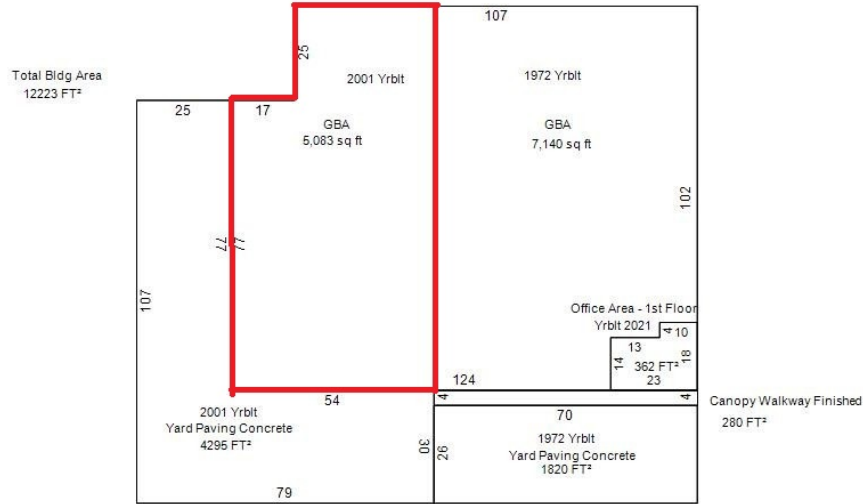
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OFFERING SUMMARY

SUITE 101

SUITE SIZE	5,083 SF MOL
LAND SIZE	0.518 ACRES MOL
LEASE TYPE	NNN
BASE RENT	\$6.00/SF - 2,541.50/MONTH
NNN	\$.96/SF - \$406.64/MONTH
TOTAL RENT	\$6.96/SF - \$2,948.14/MONTH
TERM	3 YEARS / 36 MONTHS



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DEMOGRAPHICS

	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILE</u>
POPULATION	8,157	93,278	226,289
AVERAGE HOUSEHOLD INCOME	\$40,740	\$55,733	\$58,594
TOTAL HOUSEHOLDS	2,703	34,465	89,305



OTHER PROPERTIES AVAILABLE

FOR LEASE

2010-2021 Exchange Ave, Oklahoma City, OK
-5,905 - 8,406 SF @ \$4.75-\$6.00/SF plus NNN
36 NE 36th St, Oklahoma City, OK
-21,531 SF @ \$5.50/SF plus NNN
3841 NW 10th, Oklahoma City, OK
-3,910 SF @ \$5.50/SF plus NNN
401 NW 10th, Oklahoma City, OK
-1,489-8,247 SF @ \$10.77-\$19.50/SF plus NNN
1012-1016 N Walker, Oklahoma City, OK
-3,680 SF @ \$5,500/Month plus NNN
1704 NW 6th, Oklahoma City, OK
-10,098 SF @ \$7/SF plus NNN
2412 SW 14th, Oklahoma City, OK
-11,900 SF @ \$5/SF plus NNN
8301 N Glade Ave. Oklahoma City, OK
-4,631 SF @ \$12/SF plus NNN
1236 NW 4th Oklahoma City OK
-28,700 SF @ \$3.95/SF plus NNN

FOR SALE

3841-3845 NW 10th, Oklahoma City, OK
- \$540,000
8301 N Glade Ave, Oklahoma City, OK
- \$622,703

Contact: Shyon Keoppel
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Please text for best response!

