



2001-2021 Exchange Avenue

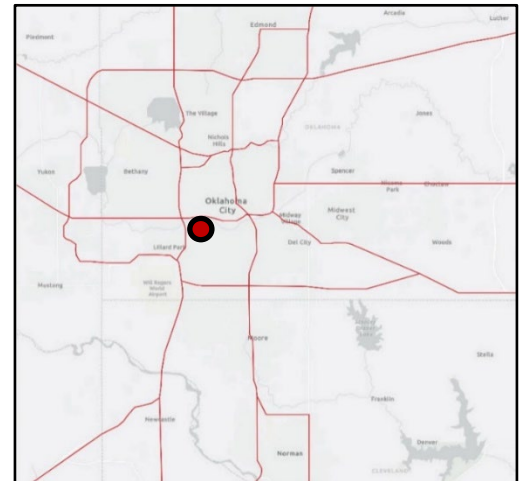
Oklahoma City, Oklahoma 73108

2001 Exchange Avenue Highlights

- **2,929 SF MOL**
- **\$6.76/SF/YR/NNN (\$1,650 Month + NNN)**
- (4) 12' x 12' Grade Level Doors
- (1) Restroom
- (1) Office
- Heated
- LED Lighting in Warehouse
- Excellent for Automotive Tenant

2021 Exchange Avenue Highlights

- **5,072 SF MOL**
- **\$5.50/SF/YR/NNN (\$2,324.67 Month + NNN)**
- (2) Grade Level Doors
- (1) ADA Restroom
- Great Storage Warehouse



Location Highlights

- 3 Minute Drive to I-40
- 4 Minute Drive to I-44
- 5 Minute Drive to Downtown OKC
- 5 Minute Drive to I-35
- In Historic Oklahoma National Stockyards District

TOTAL SF	39,753 SF on 1.16 Acres MOL
BUILT	1948 / Renovated 2021
ZONED	I-2

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Population	1 Mile: 6,781	3 Miles: 100,358	5 Miles: 231,475
Average Household Income	1 Mile: \$34,025	3 Miles: \$62,074	5 Miles: \$60,051
Total Households	1 Mile: 2,224	3 Miles: 35,654	5 Miles: 90,450

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