

5001 N.W. 3<sup>rd</sup> Street  
Oklahoma City, OK  
73127

Investment Opportunity  
Industrial Warehouse For Sale  
14,400 SF on 2.47 Acres MOL  
Sales Price: \$2,600,000  
7.5% Cap Rate



HAVE QUESTIONS?

405.840.0600

NAISULLIVANGROUP.COM

Matthew Pierce

405.203.3636

MATT@NAISULLIVANGROUP.COM

Cade Flesner

760.889.2305

CADE@NAISULLIVANGROUP.COM

**NAI** Sullivan Group



- \$195,468 NOI
- Single Tenant Absolute Net Lease
- High Credit Tenant
- Lease Extends through September 2030
- (4) 8' x 10' Dock Doors
- (24) 4' x 8' Dock Doors
- 4 ADA Compliant Restrooms
- 5 Offices - 2,555 SF in Total
- Heated Warehouse

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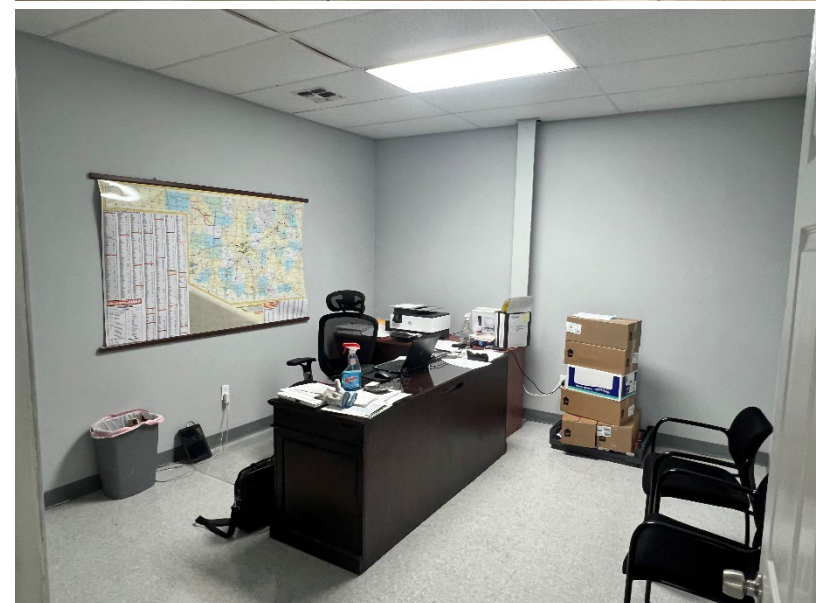
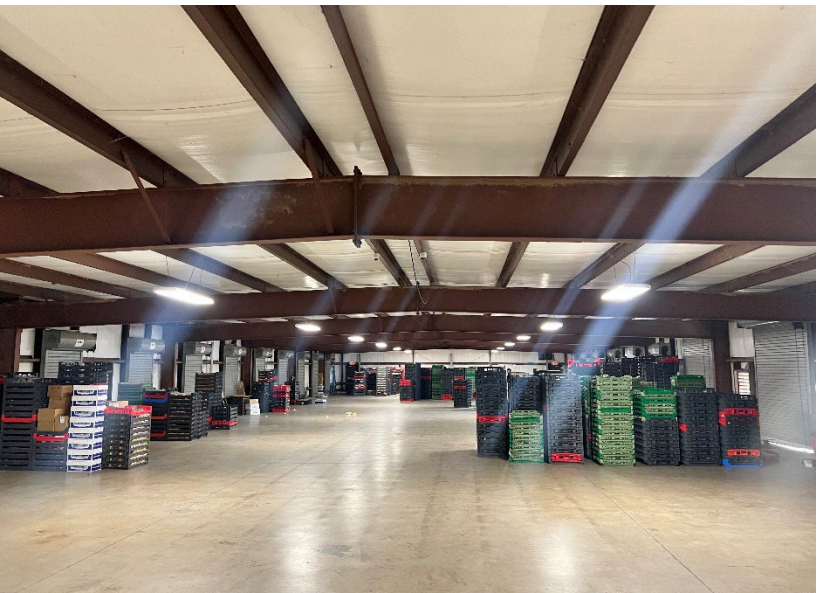
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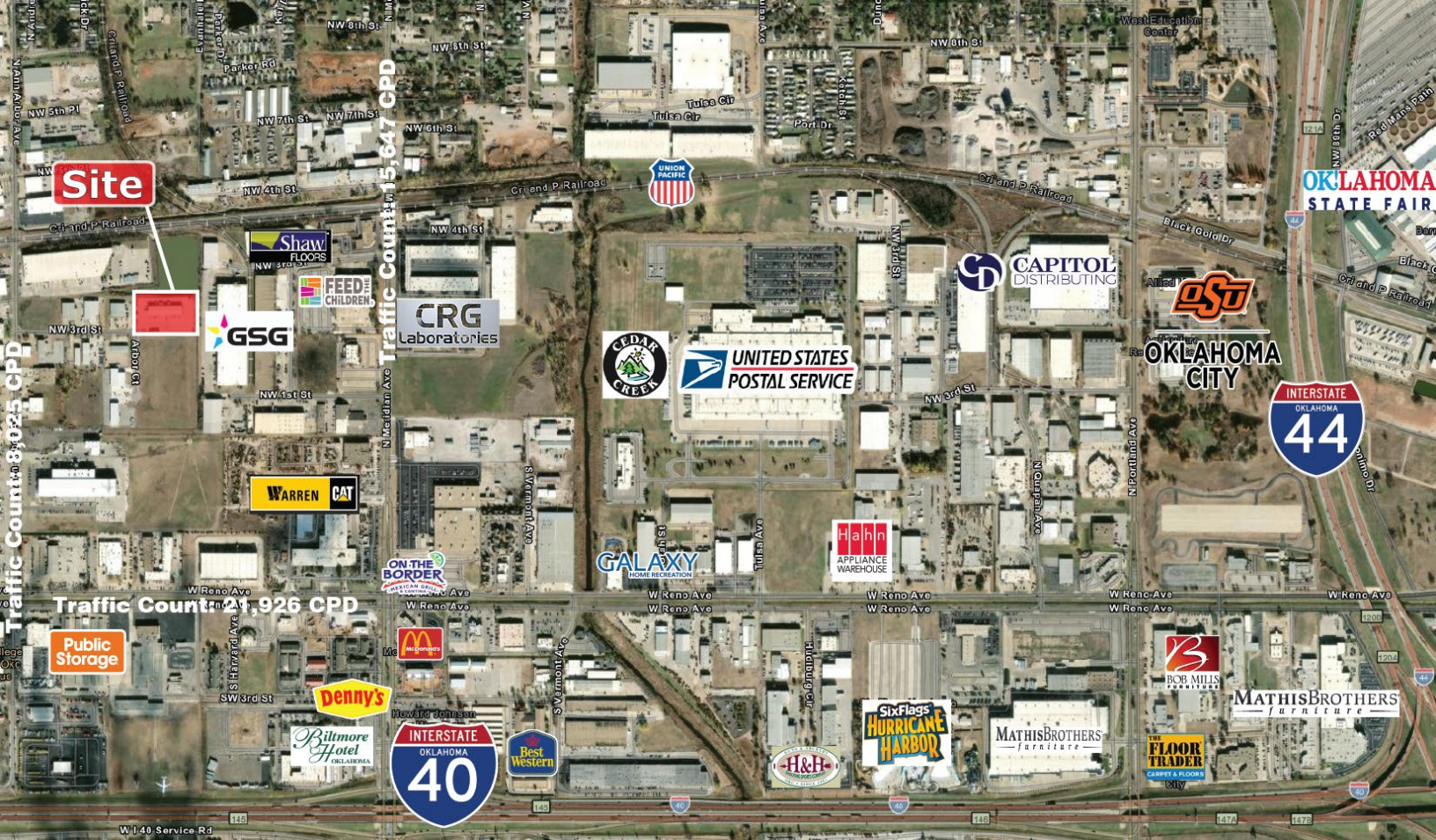
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	1 MILE	3 MILE	5 MILE
POPULATION	4,909	73,396	206,591
AVERAGE HOUSEHOLD INCOME	\$41,060	\$56,938	\$62,425
TOTAL HOUSEHOLDS	1,903	29,007	81,666

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