

Lease Price: \$8.20/SF/YR/NNN



## 711 N.E. 39<sup>th</sup> Street Oklahoma City, Oklahoma 73105

### PROPERTY HIGHLIGHTS

- 17,405 SF MOL-Climate Controlled Warehouse
- 6,295 SF MOL-Office Space
- Class A Office Finishes
- 24' Clear
- 74 Parking Spaces
- (1) 12' x 12' Insulated & Powered Grade Level Door
- (2) 10' x 10' Insulated & Powered Dock High Doors
- Warehouse Racking Can Be Made Available
- 3 Phase Power
- (3) Private Offices
- Conference Room
- 35-40 Person Training Room
- Concrete Tilt Up Warehouse
- Fenced Yard
- Sub-Lease Term Expires November 1st, 2027

TOTAL SF	23,700 SF on 2.20 Acres MOL
BUILT	2000 / Renovated 2023
ZONED	SPUD-248

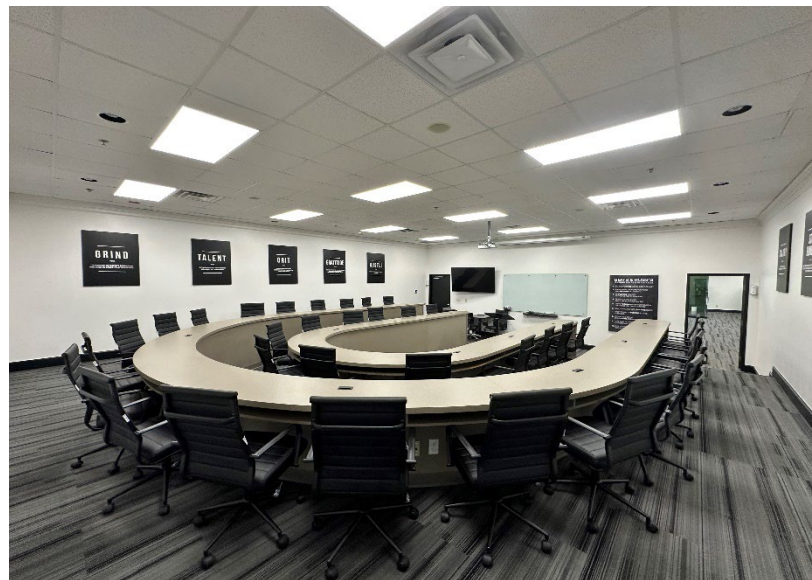
**Amir Shams**  
+1 405 313 0333  
amir@naisullivangroup.com

**Zac McQueen**  
+1 405 476 9199  
zac@naisullivangroup.com

**+1 405 840 0600 OFFICE**

4045 N.W. 64<sup>th</sup> Street, Suite 340  
Oklahoma City, OK 73116

[www.naisullivangroup.com](http://www.naisullivangroup.com)



**Amir Shams**  
**+1 405 313 0333**  
amir@naisullivangroup.com

**Zac McQueen**  
**+1 405 476 9199**  
zac@naisullivangroup.com

**+1 405 840 0600 OFFICE**

4045 N.W. 64<sup>th</sup> Street, Suite 340  
Oklahoma City, OK 73116

**www.naisullivangroup.com**



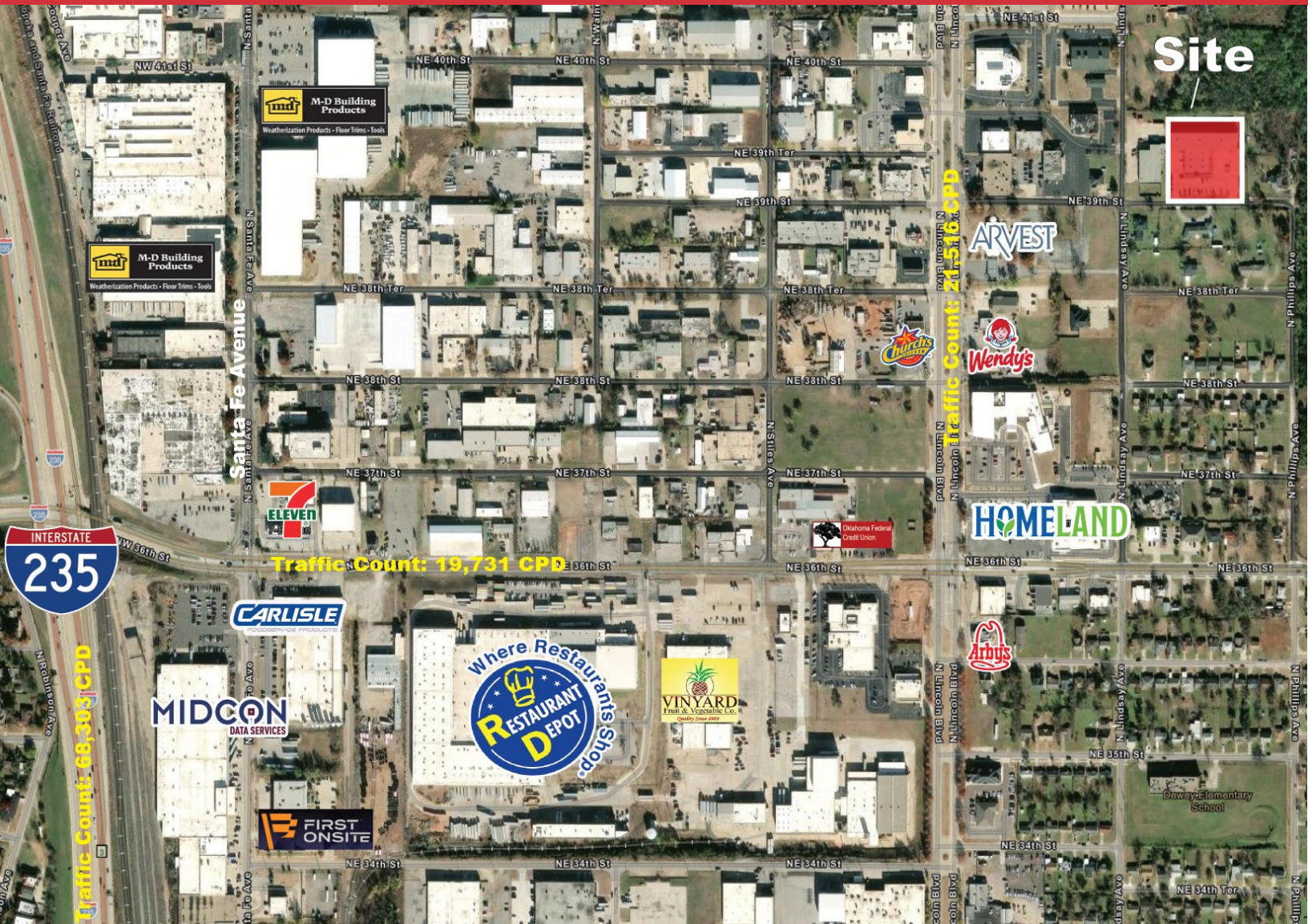
**Amir Shams**  
**+1 405 313 0333**  
amir@naisullivangroup.com

**Zac McQueen**  
**+1 405 476 9199**  
zac@naisullivangroup.com

**+1 405 840 0600 OFFICE**

4045 N.W. 64<sup>th</sup> Street, Suite 340  
Oklahoma City, OK 73116

**www.naisullivangroup.com**



## LOCATION HIGHLIGHTS

- Located in Santa Fe Industrial Area
- Quick Access to I-235 & I-44
- 10 Minute Drive to Downtown OKC
- 20 Minute Drive to Will Rogers International Airport

Population	1 Mile: 5,192	3 Miles: 61,516	5 Miles: 144,456
Average Household Income	1 Mile: \$45,281	3 Miles: \$69,618	5 Miles: \$71,674
Total Households	1 Mile: 2,322	3 Miles: 29,414	5 Miles: 64,785

**Amir Shams**  
**+1 405 313 0333**  
 amir@naisullivangroup.com

**Zac McQueen**  
**+1 405 476 9199**  
 zac@naisullivangroup.com

**+1 405 840 0600 OFFICE**

4045 N.W. 64<sup>th</sup> Street, Suite 340  
 Oklahoma City, OK 73116

**www.naisullivangroup.com**