Executive Summary



Details

Lease Rate:	$4.35 SF/yr (NNN)
Available SF:	28,256 SF
Lot Size:	1.53 Acres
Power:	Three Phase (1,000 amp)

Overview

3654 Southwest 29th Street offers a practical industrial leasing opportunity suited for warehouse, distribution, light manufacturing, or flexible operational use. The property's functional layout is designed to support efficient day-to-day business needs, with I-2 zoning that accommodates a range of industrial users. Three phase electrical (1,000 amp service)

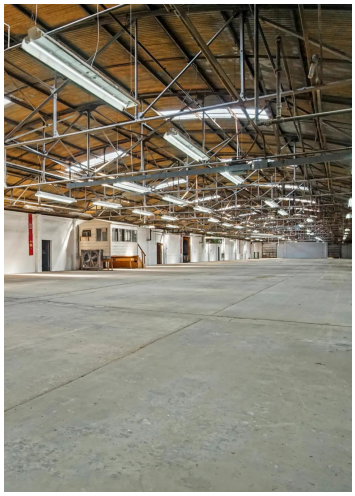
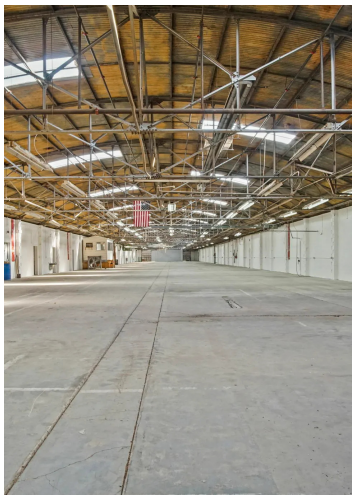
Containing 28,256 square feet, the building features two dock-high doors, two drive-in bays, ceiling heights ranging from 11 to 13 feet, and a new securitized yard space to support loading, storage, and workflow. This is a versatile option for tenants seeking adaptable industrial space with negotiable lease terms in the Oklahoma City market.

Landlord is willing to assist with office/bathroom finish out.

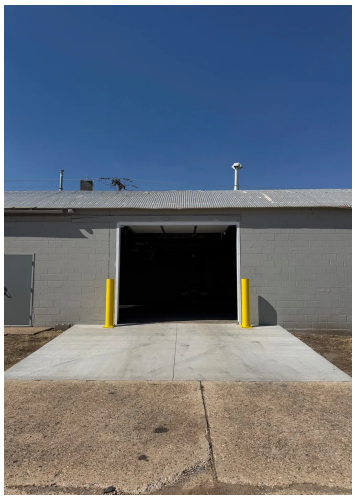
The property also features a billboard which can be used for marketing and additional signage.

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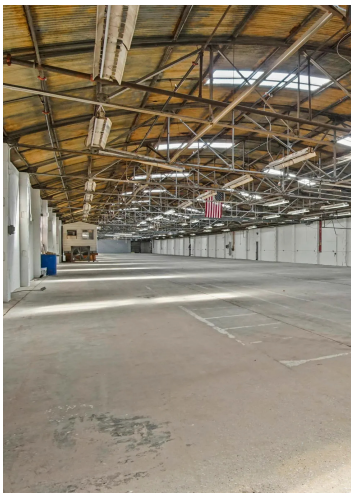
Additional Photos







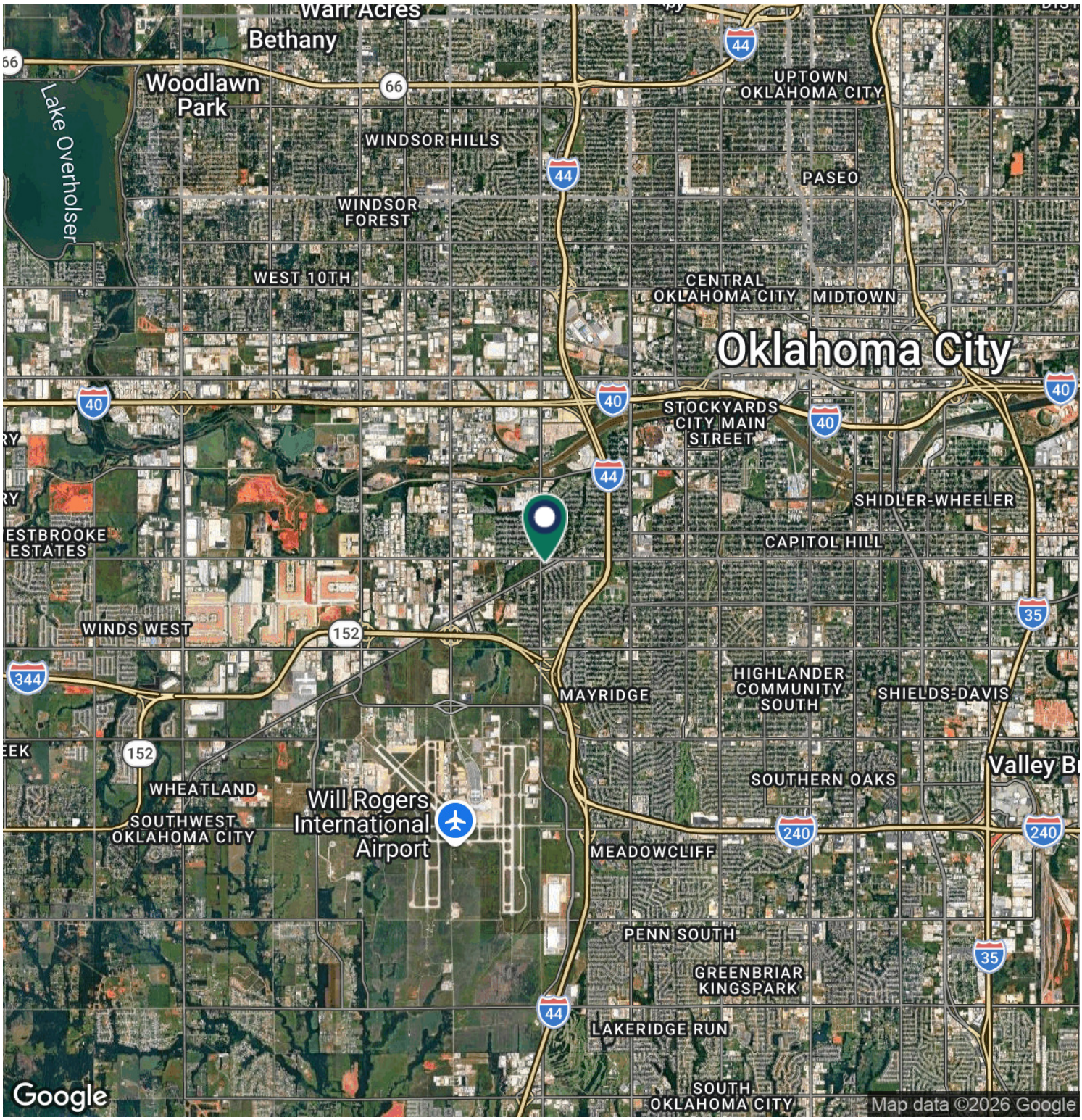






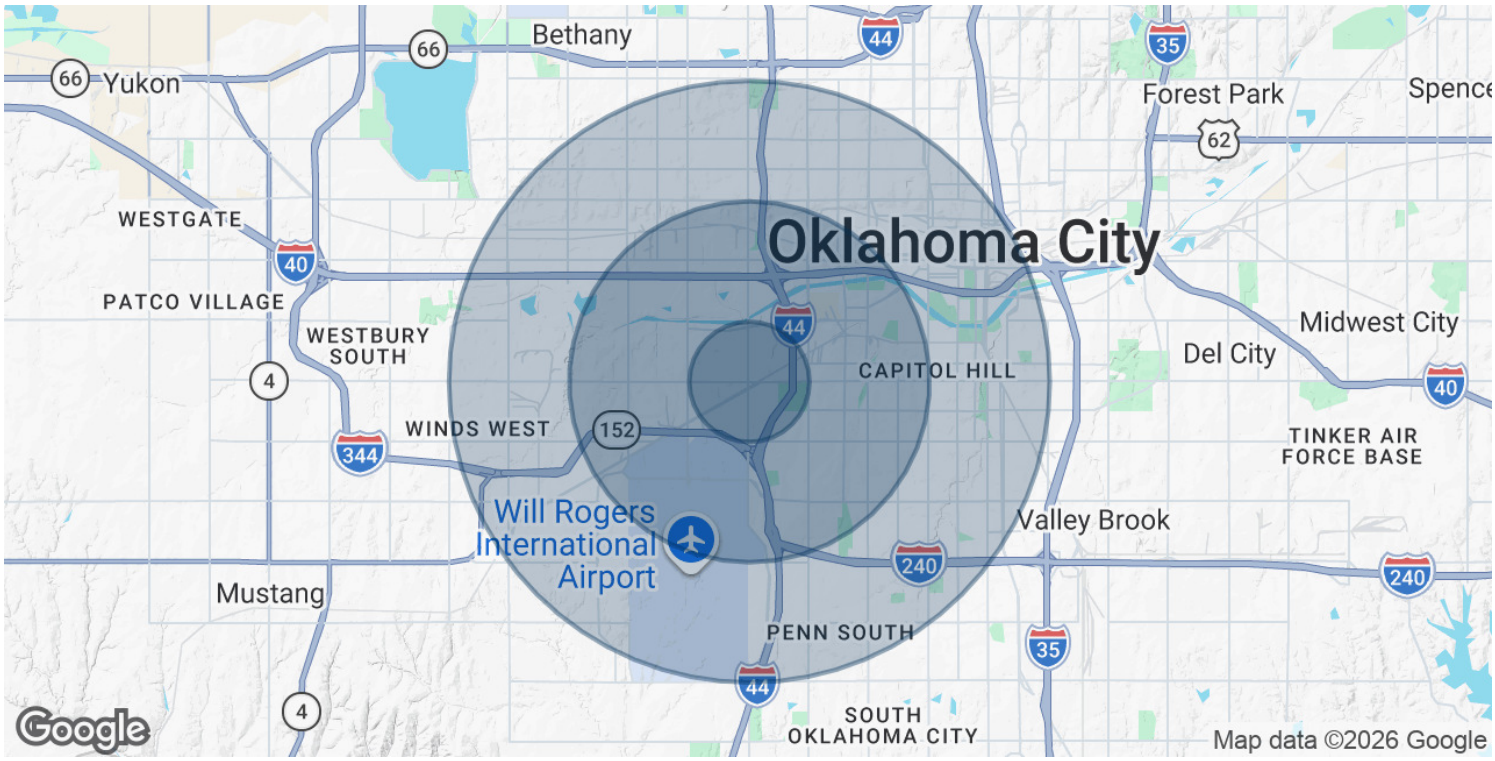
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Location Map



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Demographics Map & Report



Population	1 Mile	3 Miles	5 Miles
Total Population	10,531	60,215	199,863
Average Age	29.9	29.9	32.1
Average Age (Male)	27.2	28.7	31.8
Average Age (Female)	34.7	32.6	32.9

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,710	21,650	76,317
# of Persons per HH	2.8	2.8	2.6
Average HH Income	$53,124	$54,591	$65,072
Average House Value	$80,241	$86,127	$143,381

2023 American Community Survey (ACS)

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