

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$9.50 SF/yr (NNN)
Available SF:	3,500 SF
Lot Size:	0.81 Acres
Available Units:	1
Year Built:	2006
Zoning:	C-G (General Commercial)
Market:	Oklahoma City Metro
Submarket:	Yukon

PROPERTY OVERVIEW

Located just off I-40 at the Garth Brooks Blvd exit on Commerce Street, this property features ample parking and a functional mix of office (600 SF) and warehouse space (2,900 SF), making it ideal for a wide range of business users.

PROPERTY HIGHLIGHTS

- 2,900 SF Warehouse & 600 SF Office (see floor plan)
- Heated Warehouse
- Two (2) 12'W x 14'H Grade Level Overhead Doors
- 200 Amp, 120/240V Single Phase Electrical Service
- 14 - 16' Clear Ceiling Height in Warehouse Area
- Low Operating Expenses (NNN)

SPACES

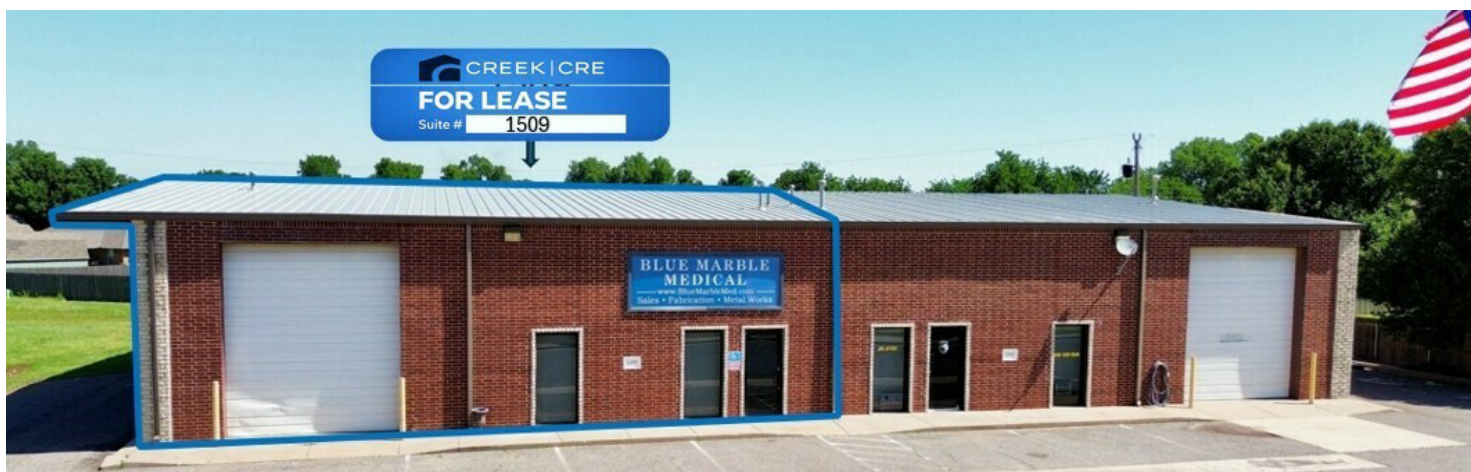
	LEASE RATE	SPACE SIZE
1509 Commerce St., Yukon, Oklahoma 73099	\$9.50 SF/yr	3,500 SF

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405.990.0569
JOHNNY STRADAL

FLEX INDUSTRIAL SPACE (3,500 SF)
1509 COMMERCE STREET | YUKON, OK 73099

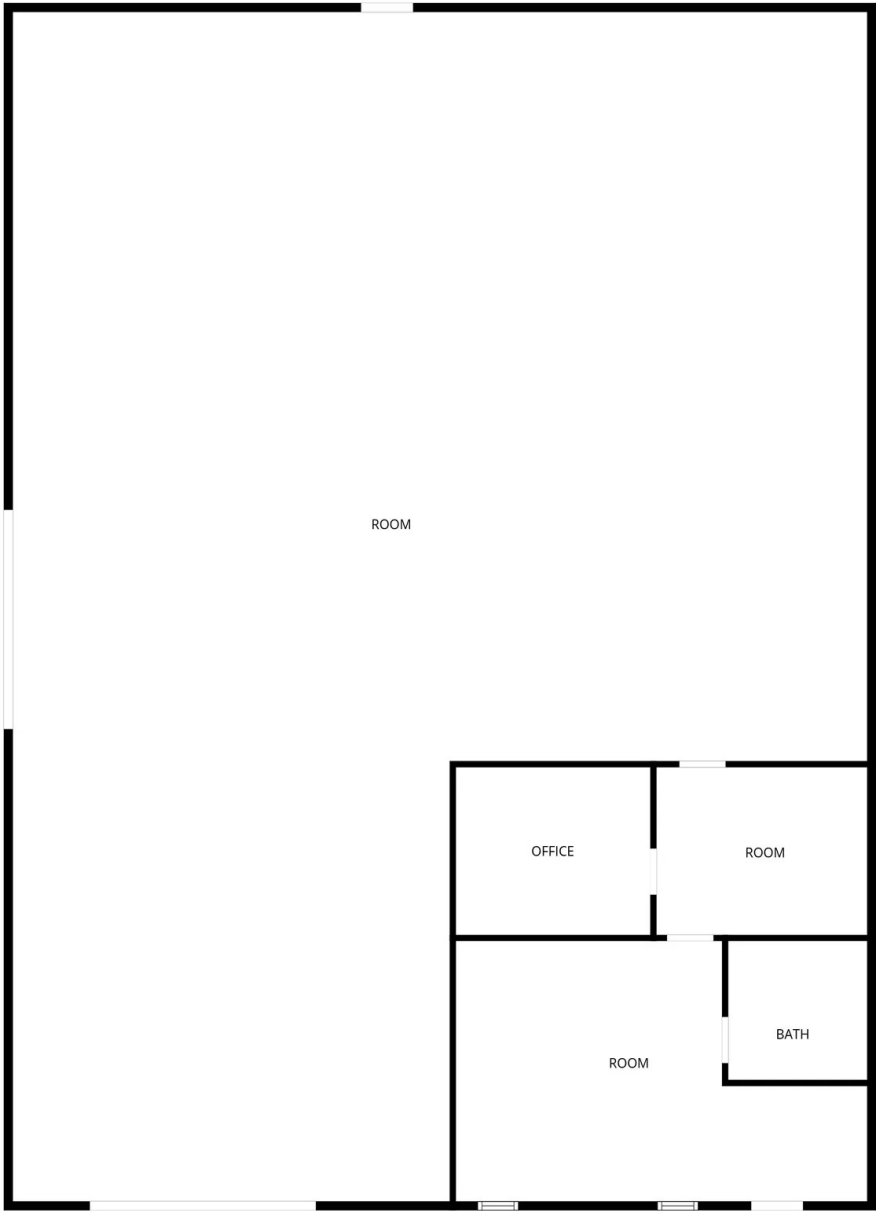


ADDITIONAL PHOTOS



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FLOOR PLAN



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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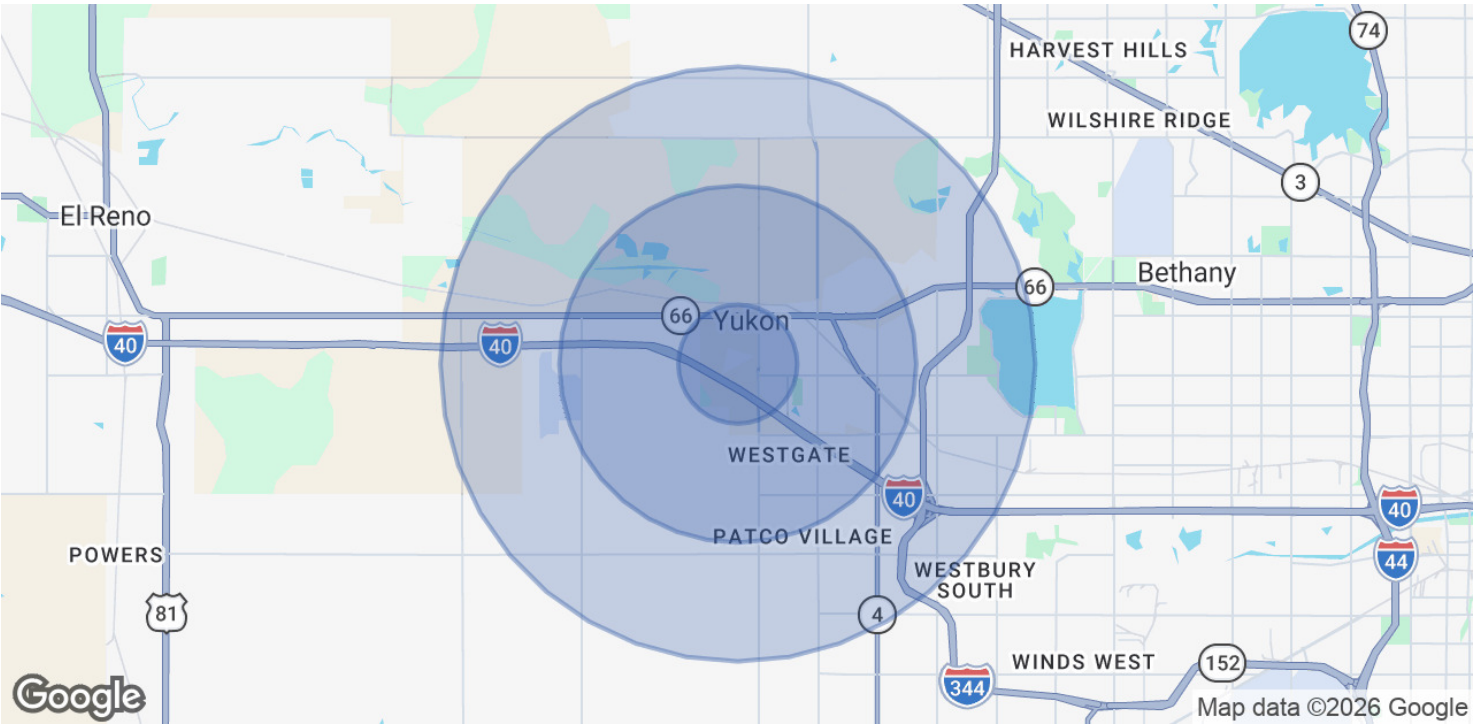


CREEK | CRE

A map of the Oklahoma City metropolitan area. A blue location pin is placed on the city of Yukon. Major highways shown include I-40, I-35, I-44, I-240, US-81, US-77, and US-344. Other labeled cities include Oklahoma City, Edmond, Norman, Moore, Mustang, and Union City. The map also shows various smaller towns and geographical features like parks and water bodies. A compass rose is visible in the bottom right corner.

600 NE 4TH STREET, SUITE 100 | OKLAHOMA CITY, OK 73104-6231 | 405.510.0079 | CREEKCRE.COM

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,701	34,417	65,469
Average Age	44.2	38.9	36.6
Average Age (Male)	45.5	37.8	35.3
Average Age (Female)	43.9	40.2	38.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,646	12,787	24,019
# of Persons per HH	2.2	2.7	2.7
Average HH Income	\$87,858	\$96,972	\$96,761
Average House Value	\$216,299	\$261,410	\$260,932

2023 American Community Survey (ACS)

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