



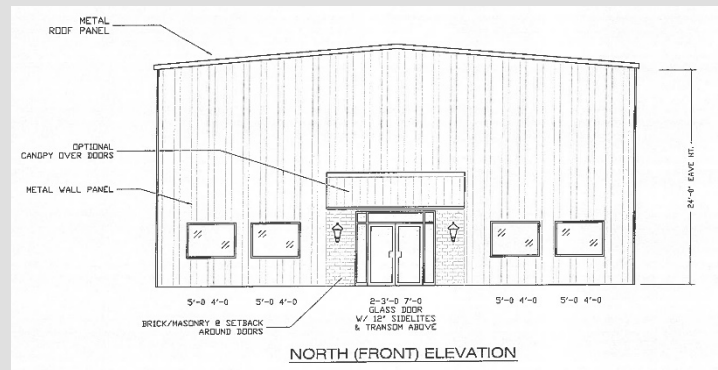
### CONCEPT BUILDING

**3224 S.W. 59<sup>th</sup> Street**

Oklahoma City, Oklahoma 73119

### PROPERTY HIGHLIGHTS

- 7,800 SF Clear Span New Building
- 24' Clear Ceiling Height
- Includes 948 SF Office
- Excellent Logistical Location
- Coming December 2022
- Crane Ready
- 400 Amp Power



TOTAL SF	7,800 SF
TOTAL ACRES	0.65 Acres
YEAR BUILT / RENOVATED	2022
ZONED	I-2

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## LOCATION HIGHLIGHTS

- Close to I-44 & I-240
- High Traffic & Visibility on Busy S.W. 59<sup>th</sup> Street
- Close to Amazon, FedEx & Will Rogers World Airport
- Ideal for Support or Last-Mile Distribution

Population	1 Mile: 12,302	3 Miles: 90,238	5 Miles: 165,721
Average Household Income	1 Mile: \$35,268	3 Miles: \$38,280	5 Miles: \$41,363
Total Households	1 Mile: 4,440	3 Miles: 33,004	5 Miles: 61,016

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