

# 4600 N. COOPER AVENUE OKLAHOMA CITY, OK 73118

Industrial Building For Sale or Lease

30,400 SF on 1.03 Acres MOL

Sales Price: \$2,401,600 (\$79/SF)

18,900 SF For Lease

Lease Price: \$7.00/SF/YR NNN

# NAIRED

COMMERCIAL  
REAL ESTATE



## NAIRED

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## PROPERTY HIGHLIGHTS

- Available For Lease: 18,900 SF MOL
- Office: 4,900 SF MOL
- Warehouse: 14,000 SF MOL
- LED Lights
- Warehouse Heaters
- Climate Control Available
- (7) Dock High Doors
- 400 Amps 240 Volt 3 Phase Power
- White Box Office Space (Build to Suit)
- (2) Restrooms
- 25' x 25' Column Spacing

## LOCATION HIGHLIGHTS

- 14.7 Minute Drive to Will Rogers International Airport

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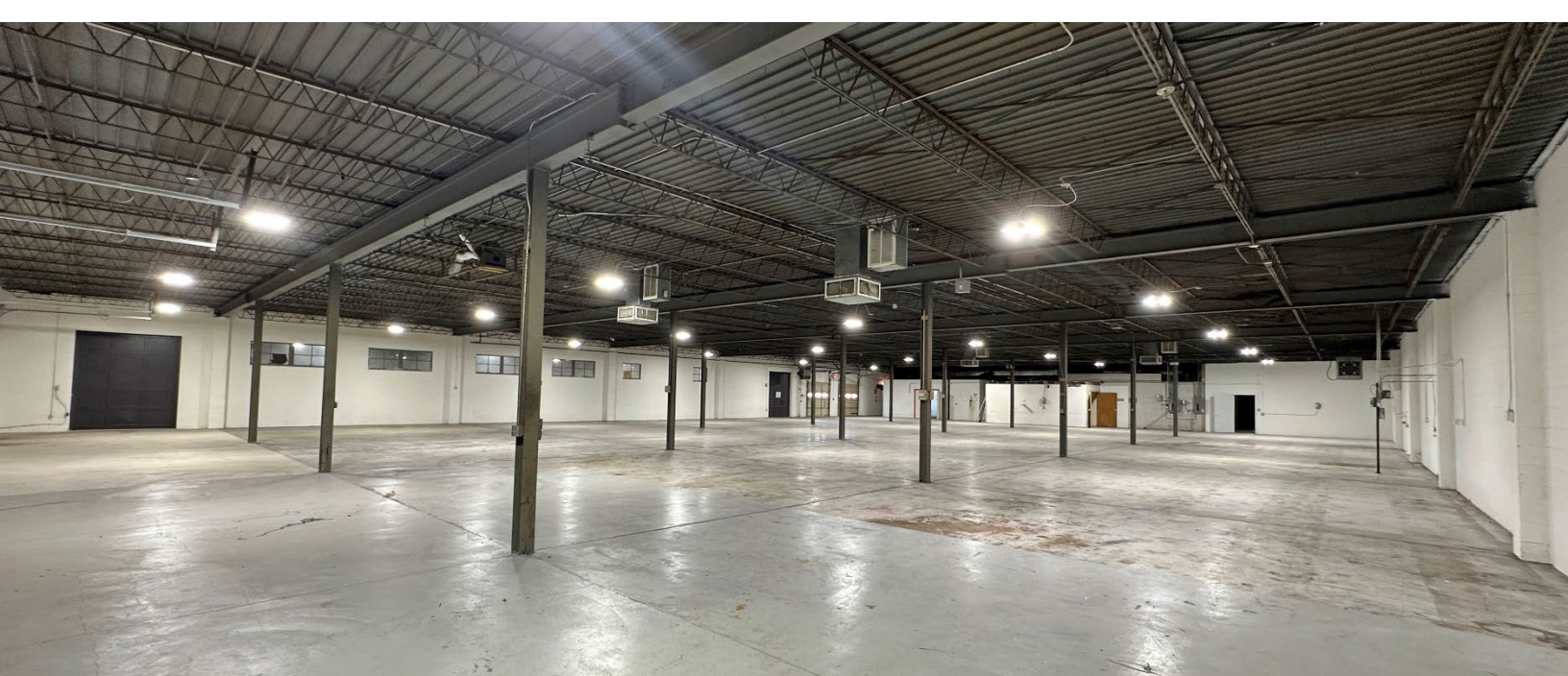
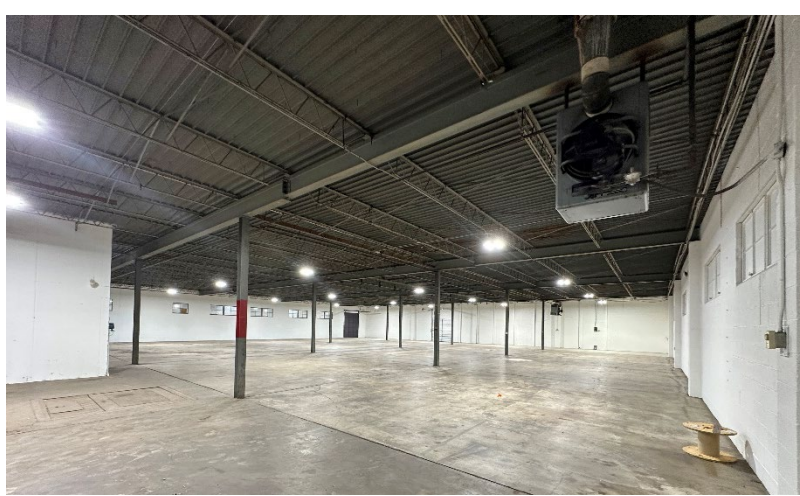
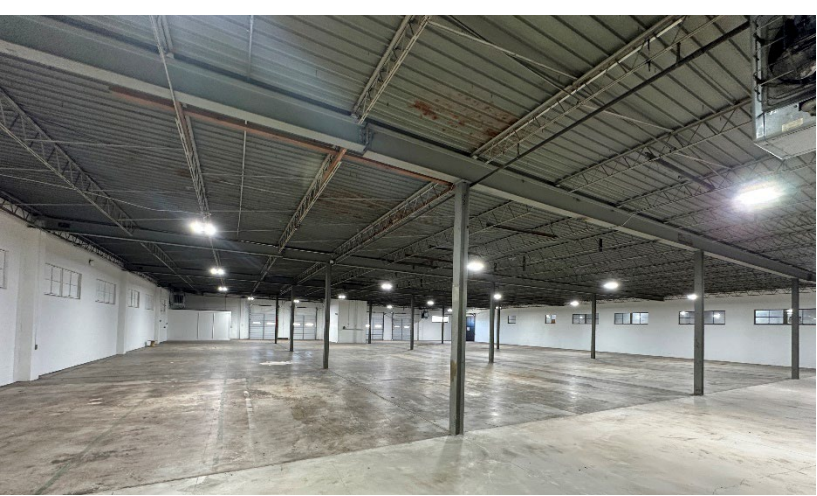
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## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	5,483	69,320	163,429
AVERAGE HOUSEHOLD INCOME	\$87,723	\$75,798	\$71,378
TOTAL HOUSEHOLDS	2,691	32,571	73,886

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