



## 1235 N.W. 3rd Street

Oklahoma City, Oklahoma 73106

### PROPERTY HIGHLIGHTS

- 4,000 SF Industrial Flex Space
- (3) 12' Grade Level Doors
- 14' Clear Ceiling Height
- Masonry Construction
- Flat Roof
- Nice Office
- Taxes/Insurance/Utilities: \$600/Month Estimate



TOTAL SF	4,000 SF MOL
BUILT	1968
ZONING	I-2
GENERAL USE	Industrial
ANNUAL TAXES	\$4,363

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

### Irmon Gray

Cell: 1 405 474 7286

[irmon@naisullivangroup.com](mailto:irmon@naisullivangroup.com)

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4045 N.W. 64th Street, Suite 340  
Oklahoma City, Oklahoma 73116  
Office: 1 405 840 0600  
Fax: 1 405 840 0610

1235 N.W. 3rd Street  
Oklahoma City, OK 73106



## DEMOGRAPHICS

### Population

1 Mile:	3 Mile:	5 Mile:
10,983	91,865	234,979

### Average Household Income

1 Mile:	3 Mile:	5 Mile:
\$34,709	\$35,931	\$36,787

### Total Households

1 Mile:	3 Mile:	5 Mile:
3,403	35,441	92,720

## LOCATION HIGHLIGHTS

- Mature Industrial Area
- Close to Downtown OKC
- Easy Access to I-40 & Main Street



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