

NAI Sullivan Group

Industrial Buildings For Lease

3,600 SF on 2.5 Acres MOL

Lease Price:

\$2,000/Month + Utilities

(\$6.66/SF Modified Gross)



1601 Linwood Boulevard

Oklahoma City, Oklahoma 73106

PROPERTY HIGHLIGHTS

- Building 1: 3,000 SF
- Building 2: 600 SF
- (2) Grade Level Doors
- 18' Clear Ceiling Height
- Fenced Yard
- 3 Phase Power
- 10 Ton Crane
- Storage Space Available
- Shop Area Available
- Great for Welding Services or Small Industrial User
- Residential House Included (2,500 SF)
or Can Be Scraped for Extra Land



TOTAL SF	3,600 SF MOL
LAND IN ACRES	2.5 MOL
ZONING	C-4
BUILT	1946

www.naisullivangroup.com

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LOCATION HIGHLIGHTS

- Very Active Industrial Area
- Easy Highway Access

DEMOGRAPHICS

Population		
1 Mile: 12,704	3 Mile: 89,001	5 Mile: 232,985
Average Household Income		
1 Mile: \$38,050	3 Mile: \$37,498	5 Mile: \$37,532
Total Households		
1 Mile: 3,920	3 Mile: 35,189	5 Mile: 92,378



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