



3920 N.W. 39th Expressway
Oklahoma City, Oklahoma 73112

PROPERTY HIGHLIGHTS

- Excellent Condition
- Frontage: Office/Retail Space
- Excellent for Service Industry/Auto Business
- Large Fenced Yard
- Ample Parking
- Heated Warehouse
- 1 Dock High Door
- 7 Grade Level Doors
- 17' Clear Ceiling Height
- 400 Amp/220 Volt/ 3 Phase Power

SUITES AVAILABLE

- Suite A: 4,227 SF-\$9.50/SF NNN
- Suite B: 4,226 SF-\$9.50/SF NNN
- Suite D: 7,885 SF-\$4.00/SF NNN
- Suite E: 12,489 SF-\$4.00/SF NNN



TOTAL SF	43,914 SF MOL
VACANT SF	28,828 SF MOL
LAND IN ACRES	5.8 MOL
ZONING	I-2
BUILT	1960 & Renovated in 2010

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Amir Shams / Zac McQueen

Amir's Cell: 1 405 313 0333

Zac's Cell: 1 405 476 9199

amir@naisullivangroup.com

zac@naisullivangroup.com

4045 N.W. 64th Street, Suite 340

Oklahoma City, Oklahoma 73116

Office: 1 405 840 0600

Fax: 1 405 840 0610

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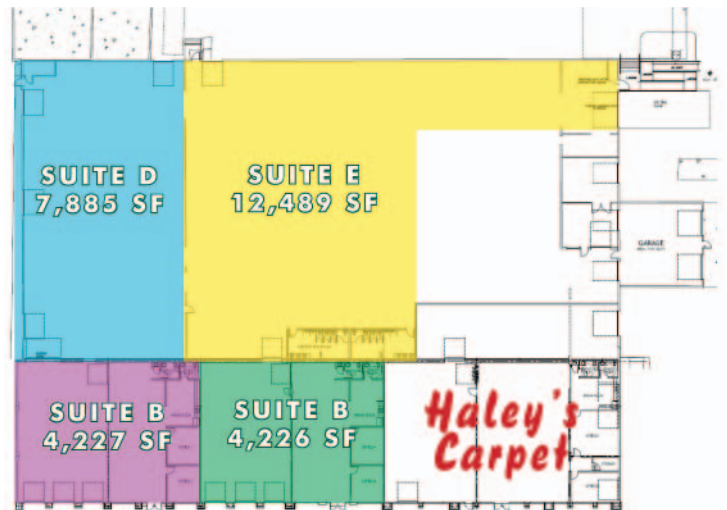


LOCATION HIGHLIGHTS

- Frontage: 370' on N.W. 39th Expressway
- High Traffic Counts
- Quick Access to All Major Highways
- Located on Historic Route 66

DEMOGRAPHICS

Population		
1 Mile: 11,973	3 Mile: 114,279	5 Mile: 218,780
Average Household Income		
1 Mile: \$40,991	3 Mile: \$43,244	5 Mile: \$44,964
Total Households		
1 Mile: 5,417	3 Mile: 49,408	5 Mile: 92,588



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