



300 N.E. 46th Street

Oklahoma City, Oklahoma 73105

PROPERTY HIGHLIGHTS

- (1) Dock High Door 10' x 10'
- (2) Grade Level Doors
 - (1) 18' x 12' with 1,800 SF Canopy
 - (1) 10' x 12'
- (1) Van High Door 18' x 10'
- 3 Phase Power
- Approximately 1,400 SF Office
- Outside Dock
- 4 Restrooms
- Roof & Walls Insulated
- Skylights
- Radiant & Gas Heaters in Warehouse
- Mezzanine Area with Additional Office Space
- Fenced Yard
- Clear Ceiling Height 14' & Center of Warehouse is 18'



TOTAL SF	13,156 SF MOL
LAND IN ACRES	0.97 MOL
ZONING	I-2
BUILT	1967
2017 TAXES	\$3,887.35

www.naisullivangroup.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

Amber Ambrose / Brad Baker

Amber's Cell: 1 405 819 9191

Brad's Cell: 1 405 412 4432

amber@naisullivangroup.com

brad@naisullivangroup.com

4045 N.W. 64th Street, Suite 340

Oklahoma City, Oklahoma 73116

Office: 1 405 840 0600

Fax: 1 405 840 0610

300 N.E. 46th Street
Oklahoma City, OK 73105



LOCATION HIGHLIGHTS

- Frontage: 150' on N.E. 46th Street
- Dimensions: 150' x 280'

DEMOGRAPHICS

Population		
1 Mile: 3,982	3 Mile: 63,087	5 Mile: 155,102
Average Household Income		
1 Mile: \$57,523	3 Mile: \$39,964	5 Mile: \$43,079
Total Households		
1 Mile: 1,914	3 Mile: 28,723	5 Mile: 67,028



Amber Ambrose / Brad Baker

Amber's Cell: 1 405 819 9191

Brad's Cell: 1 405 412 4432

amber@naisullivangroup.com

brad@naisullivangroup.com

www.naisullivangroup.com

NAISullivan Group

4045 N.W. 64th Street, Suite 340

Oklahoma City, Oklahoma 73116

Office: 1 405 840 0600

Fax: 1 405 840 0610