

INDUSTRIAL WAREHOUSE & OFFICE FOR LEASE

1018-1106 E. Madison Street, Oklahoma City, OK 73111



INDUSTRIAL SPACE NOW AVAILABLE

Available SF:	7,488 SF
Lease Rate:	\$3,500/month \$5.60 SF/yr (NNN)
Lot Size:	1.4 Acres
Building Size:	7,488 SF
Grade Level Doors:	1
Year Built:	1964
Zoning:	I-2
Cross Streets:	Near NE 23rd & Kelley Ave.

PROPERTY OVERVIEW

\$3,500 per month
\$5.60/ SF (NNN)

LOCATION OVERVIEW

7,488 SF Industrial property in northeast Oklahoma City near State Capitol. Property sits on 1.40 acres and consists of 2 buildings, a 5,400 SF warehouse and 2,088 SF office and a .45 acre fenced in parking space/ outside storage lot. Warehouse has 1 grade level door with 16 ft clear height, paint booth and locker room/ break room.

CHRIS ROBERTS

Industrial Specialist
croberts@priceedwards.com
405.239.1236
210 Park Ave, Suite 700, Oklahoma City, OK 73102
priceedwards.com

INDUSTRIAL WAREHOUSE & OFFICE FOR LEASE

1018-1106 E. Madison Street, Oklahoma City, OK 73111



DEMOGRAPHICS (per 2010 Census; 5 Miles Radius)

Total Population	141,807
Population Density	141,807
Median Age	35.0
Median Age (Male)	34.3
Median Age (Female)	35.5
Total Households	57,640
# of Persons Per HH	2.5
Average HH Income	\$48,818
Average House Value	\$161,552

TRAFFIC COUNTS (per ACOG)

Northeast 23rd Street	Eastbound	16,000+
-----------------------	-----------	---------

CHRIS ROBERTS
 Industrial Specialist
 croberts@priceedwards.com
 405.239.1236
 210 Park Ave, Suite 700, Oklahoma City, OK 73102
 priceedwards.com