



## 1601 N.W. 4th Street

Oklahoma City, Oklahoma 73106

### PROPERTY HIGHLIGHTS

- New ADA Restrooms
- Large Open Warehouse with Skylights
- New Lighting
- Heavy Power-600 Amp/480 Volt/3 Phase
- (2) 20' x 20' Grade Level Doors
- 22' Clear Ceiling Height
- Available Yard (0.83 Acres)
- Security System
- Racking Available
- Room for Expansion



TOTAL SF	22,050 SF
LAND IN ACRES	1.65 MOL
ZONING	I-3 Heavy Industrial

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

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## DEMOGRAPHICS

### Population

1 Mile: 13,398	3 Mile: 95,663	5 Mile: 236,944
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### Average Household Income

1 Mile: \$31,917	3 Mile: \$38,801	5 Mile: \$38,029
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### Total Households

1 Mile: 3,899	3 Mile: 38,232	5 Mile: 95,390
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## LOCATION HIGHLIGHTS

- Centrally Located in OKC
- Easy Access to I-40 & I-44
- Close Proximity to Downtown OKC
- Dimensions: 120' x 600'

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