AN INDUSTRIAL LEASE OPPORTUNITY SMOKING OAKS INDUSTRIAL 3301 S EASTERN AVE, OKLAHOMA CITY, OK 73129







OFFERING SUMMARY

Available SF:

Lease Rate:	\$8.50 SF/yr (NNN \$2.15/SF)
Lot Size:	7.99 Acres
Year Built:	2019
Building Size:	10,000
Zoning:	I-2
Market:	Oklahoma City

PROPERTY OVERVIEW

Now leasing brand new Flex-Space construction in this immaculate business/industrial park. Multiple units available in 5 distinct buildings, ranging from 1,500-1,800SF. These pristine warehouses sit on 8 acres, bordered by trees and completely enclosed with 7 ft fencing with security cameras canvasing the campus. This property is eligible for cannabis related industry.

LOCATION OVERVIEW

Located on S Eastern Ave between SE 29th St & SE Grand Blvd, this new construction has immediate proximity to I-35.

DEMOGRAPHICS

10,000		1 MILE	3 MILES	5 MILES
I-2	Total Households	914	19,167	62,736
noma City	Total Population	2,597	53,430	168,624
	Average HH Income	\$30,486	\$38,656	\$42,779

AVAILABLE SPACES

SPACE

LEASE RATE SIZE (SF)



PAUL SWALES

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