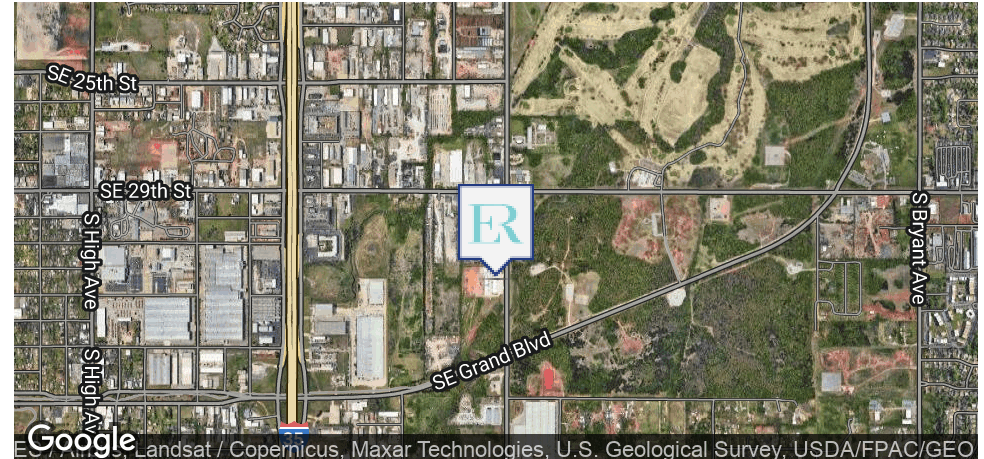


# SMOKING OAKS INDUSTRIAL

3301 S EASTERN AVE, OKLAHOMA CITY, OK 73129



## OFFERING SUMMARY

|                |                                 |
|----------------|---------------------------------|
| Available SF:  |                                 |
| Lease Rate:    | \$8.50 SF/yr<br>(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 canvassing 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

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

## AVAILABLE SPACES

| SPACE | LEASE RATE | SIZE (SF) |
|-------|------------|-----------|
|-------|------------|-----------|



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