

FOR LEASE

4400-4406 SW 25TH STREET

Oklahoma City, OK 73108



Presented By:

George W. Huffman

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**INTERWEST
REALTY**

7501 Broadway Extension,
Oklahoma City OK 73116

InterWest Realty is a registered trade name of InterWest Properties, Inc.

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$14.00 SF/yr (NNN)
Available SF:	27,000 SF
HVAC:	95 Tons
Sprinkler System:	Yes
Year Built:	1974
Zoning:	I-2

PROPERTY OVERVIEW

Ready, set, GROW!! This is an opportunity for a fully built out inside grow facility with 27,000 SF equipped with 95 tons of A/C, individual grow rooms with demising walls, sprinkler system (just being brought on line), lighting, 800 amps of power, and much more. Check out our array of photos to view the potential of this mostly move in ready location. Quick access to I-40, I-44, Will Rogers World Airport, hotels and numerous restaurants along South Meridian.

Call George Huffman for an easy showing!

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ADDITIONAL PHOTOS



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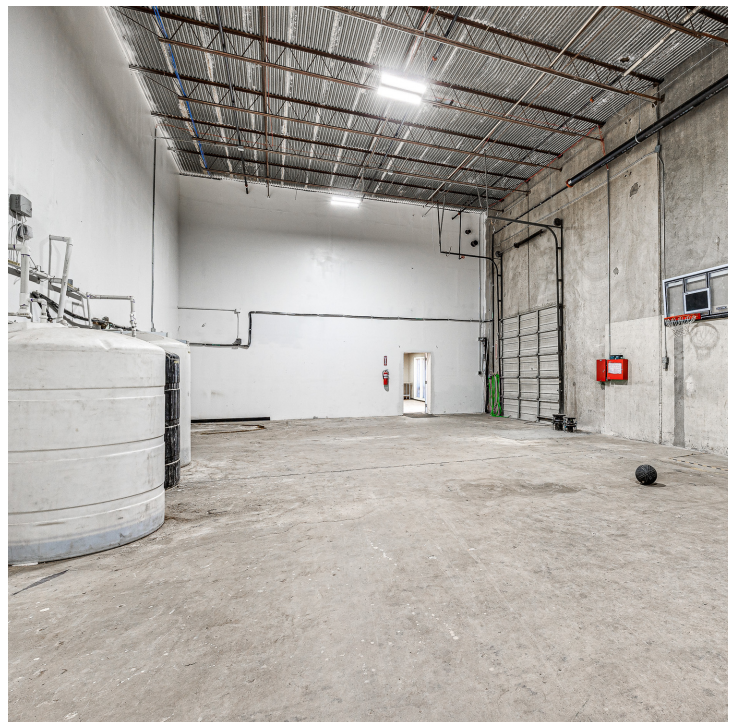
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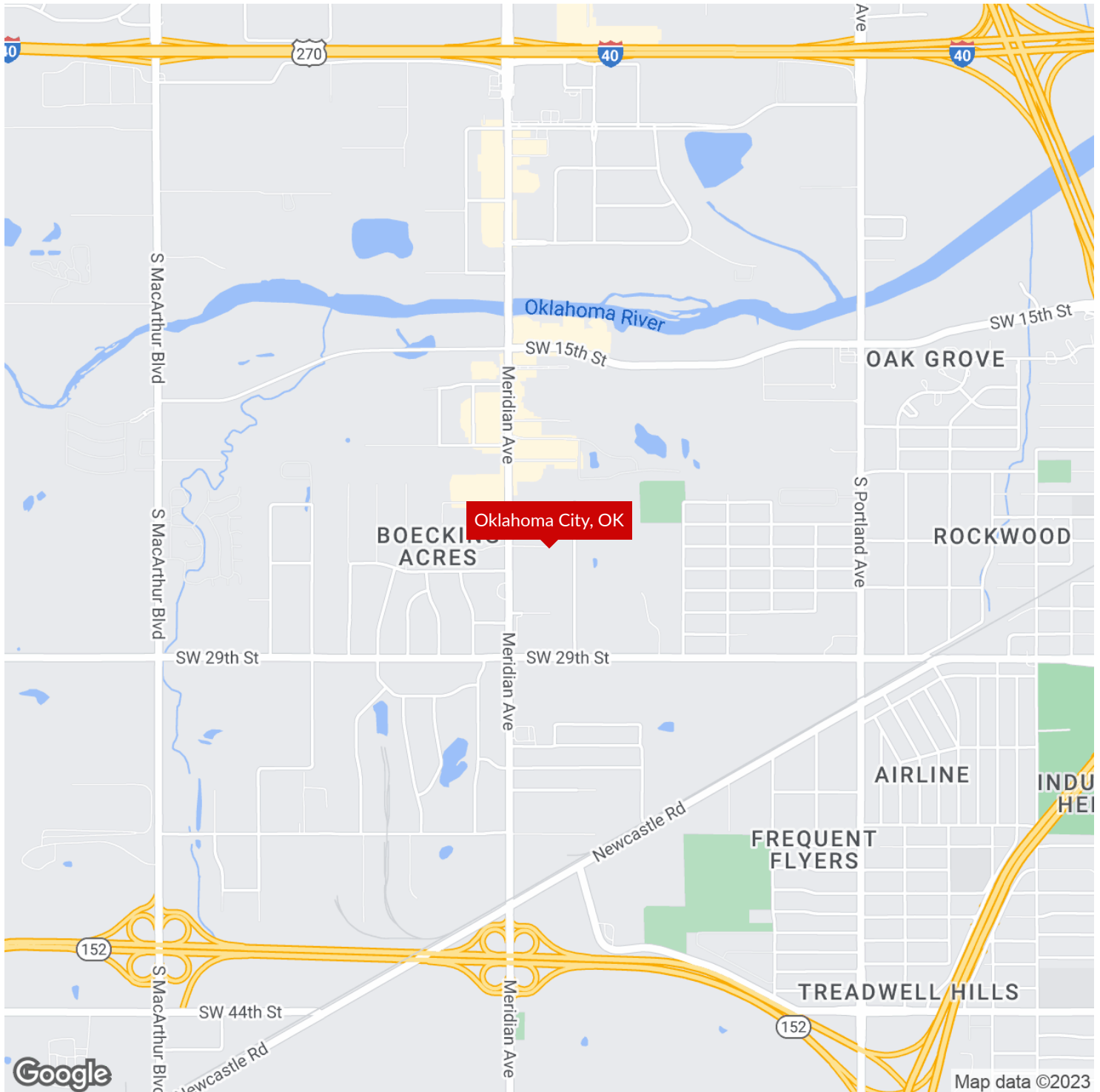
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REGIONAL MAP



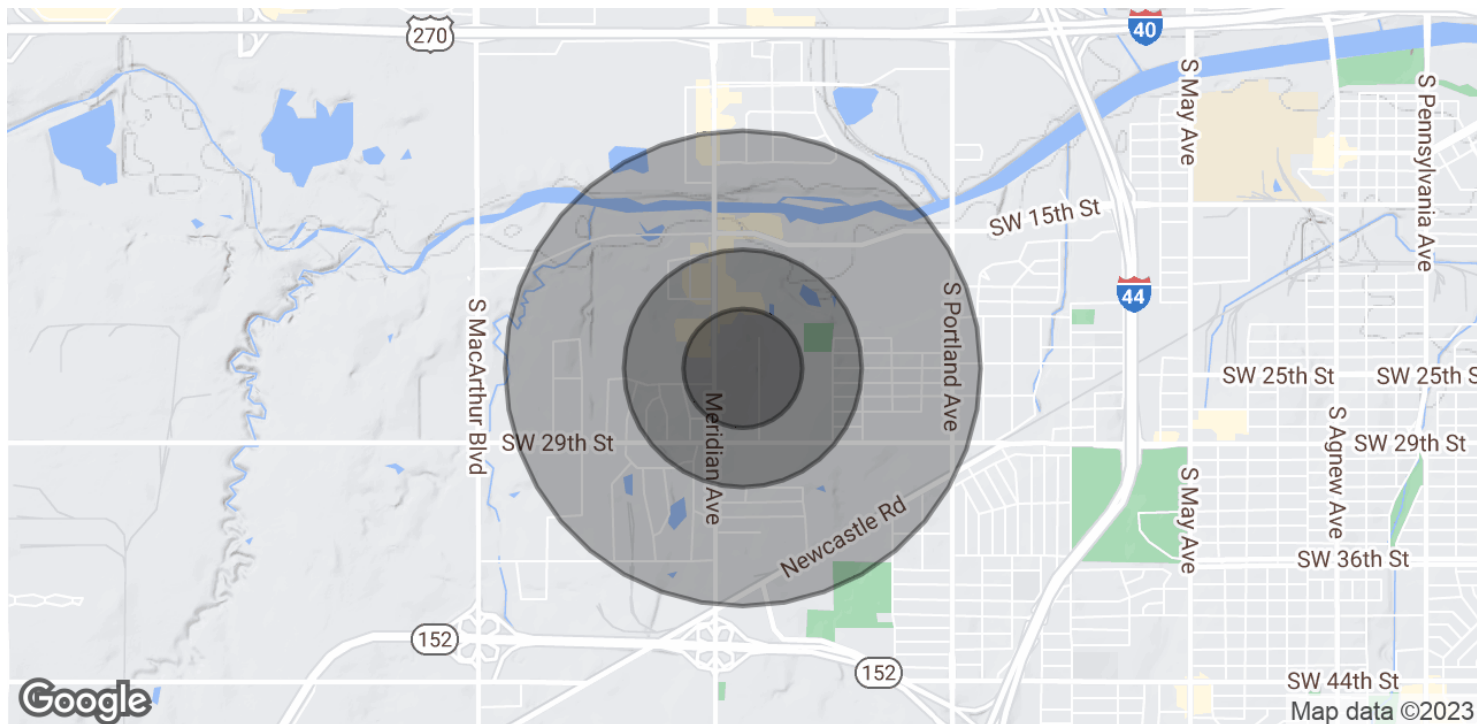
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DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	469	1,359	4,373
Average Age	30.9	32.1	33.7
Average Age (Male)	26.6	27.2	27.7
Average Age (Female)	38.1	38.5	39.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	216	624	1,974
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$52,930	\$56,986	\$58,972
Average House Value	\$702,505	\$303,112	\$135,789

* Demographic data derived from 2020 ACS - US Census

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