

FOR SUBLEASE

3700 S PURDUE AVENUE, OKLAHOMA CITY, OKLAHOMA 73179



HORIZON
COMMERCIAL REAL ESTATE

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| | |
|-----------------------|----------------------|
| Lease Rate/SF | \$7.00 |
| NNN Expenses/SF | \$1.50 |
| Lease Type | NNN |
| Year Built | 2022 |
| Total SF Available | 129,580 |
| Total Office Space SF | 3,161 |
| Zoning | I-3 |
| Construction | Reinforced Concrete |
| Parking Ratio | 1.5/1000 (85 Spaces) |
| Dock Doors | 41 (10' x 9') |
| Drive-In Ramps | 2 (14' x 12') |
| Column Spacing | 50' x 50' |
| Clear Height | 31' |



Highlights

- 2022 New Class "A" Cross Dock Distribution Warehouse
- Located one mile from Will Rogers World Airport
- Excellent Access to I-44, I-40 and I-35 Interstates
- Sublease has 6 1/2 years of term remaining



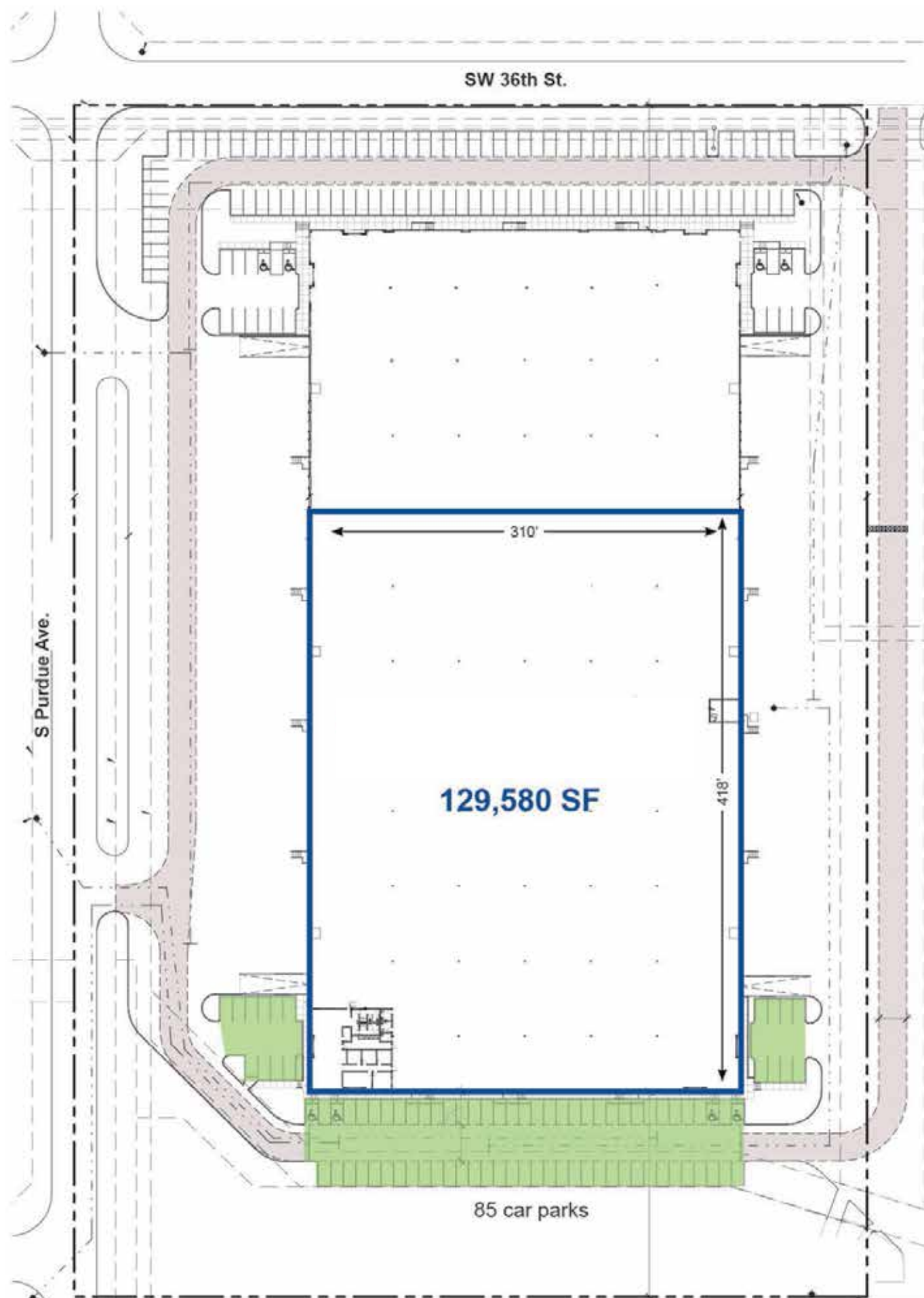
ENLARGED FLOOR PLAN OP 3

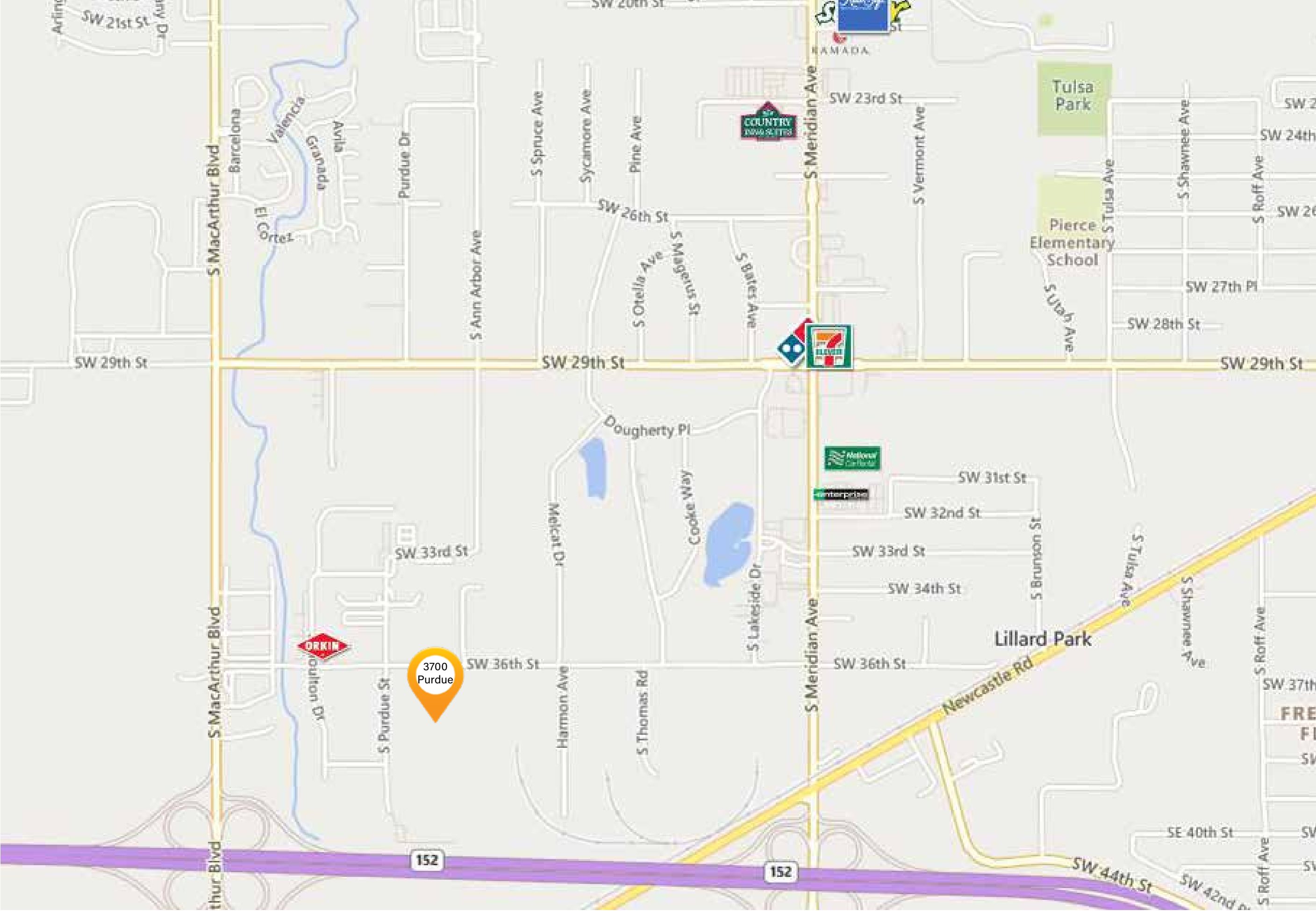
OFFICE AREA +/- 3,161 SF

SCALE: 1/8" = 1'-0"



Site Plan





DEMOGRAPHIC SUMMARY

3700 S Purdue Ave, Oklahoma City, Oklahoma, 73179

Ring of 5 miles

KEY FACTS

158,546

Population

33.1

Median Age



56,527

Households

\$38,150

Median Disposable Income

EDUCATION

25%

No High School Diploma



33%

High School Graduate



26%

Some College



15%

Bachelor's/Grad/Prof Degree

INCOME



\$44,625

Median Household Income



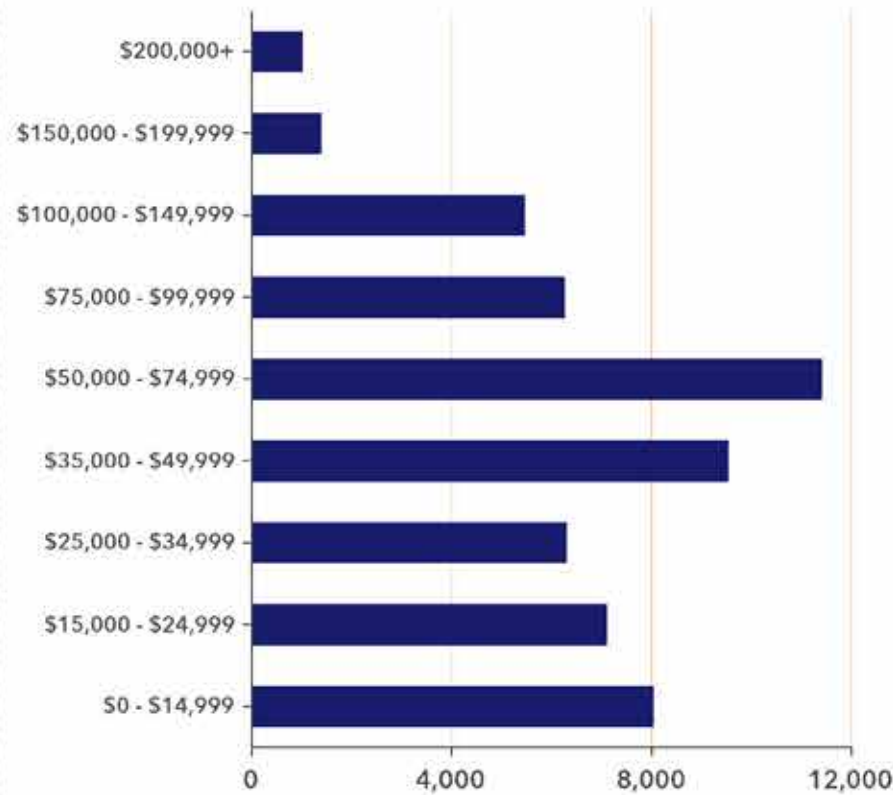
\$20,643

Per Capita Income

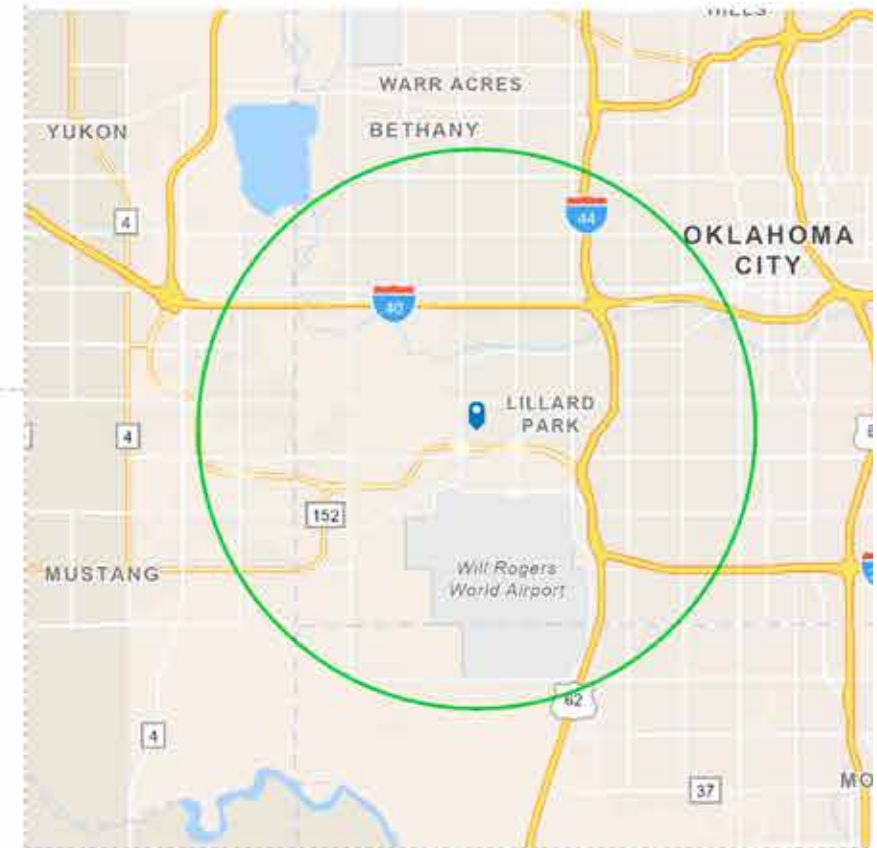


\$48,234

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT



48%

White Collar



36%

Blue Collar



15%

Services

6.3%

Unemployment Rate