

37 NE 122ND ST

OKLAHOMA CITY, OK 73114



AVAILABILITY

Sublease available thru June 2026

LOCATION DESCRIPTION

Visibility and immediate access on I-235 and NE 122nd Street.
Close proximity to the Kilpatrick Turnpike, I-35, I-44 and I-40.

BUILDING HIGHLIGHTS

Ideally suited for warehousing/ distribution user
Below market rent rate via sublease
Available Racking System

OFFERING SUMMARY

Lease Rate:	\$5.25 SF/yr (NNN)
Number of Units:	1
Available SF:	59,630 - 146,289 SF
Dock Doors:	21
Clear Height (max):	32 ft
Lot Size:	9.04 Acres
Zoning:	I-3
Building Size:	221,465 SF



Chris Roberts
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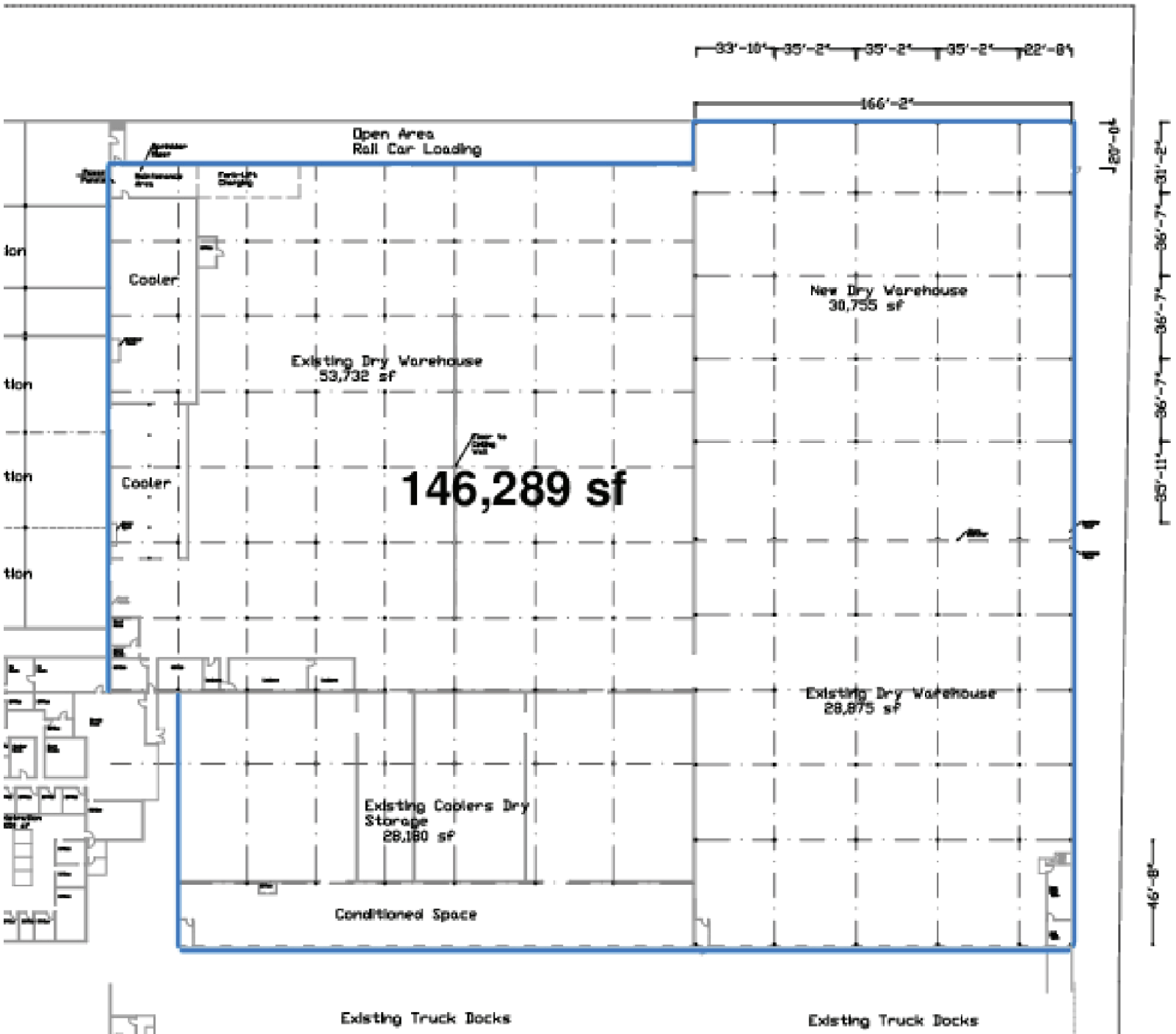
Co-listed with



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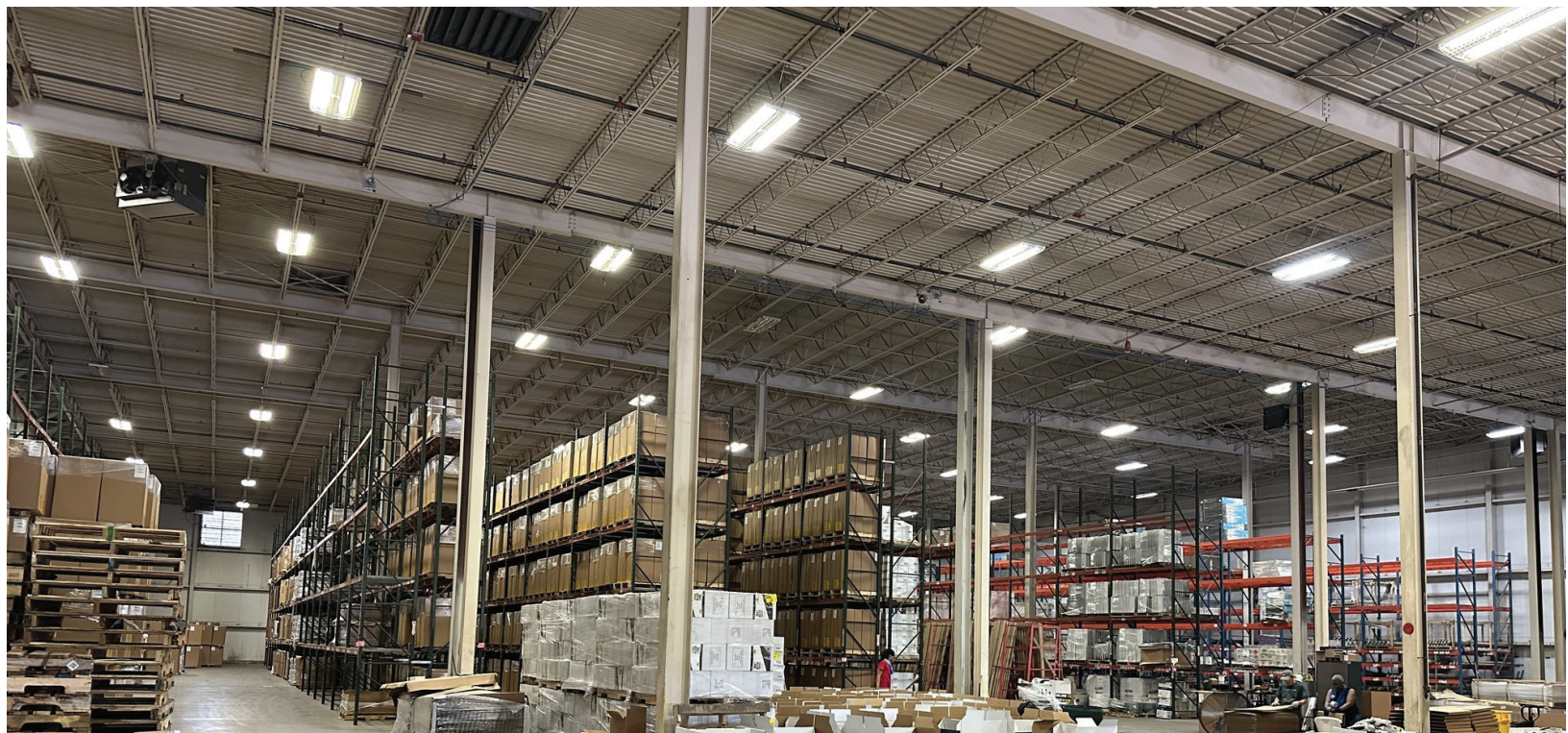


PRICE EDWARDS AND CO.

FOR SUBLEASE

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**PRICE
EDWARDS**
AND COMPANY

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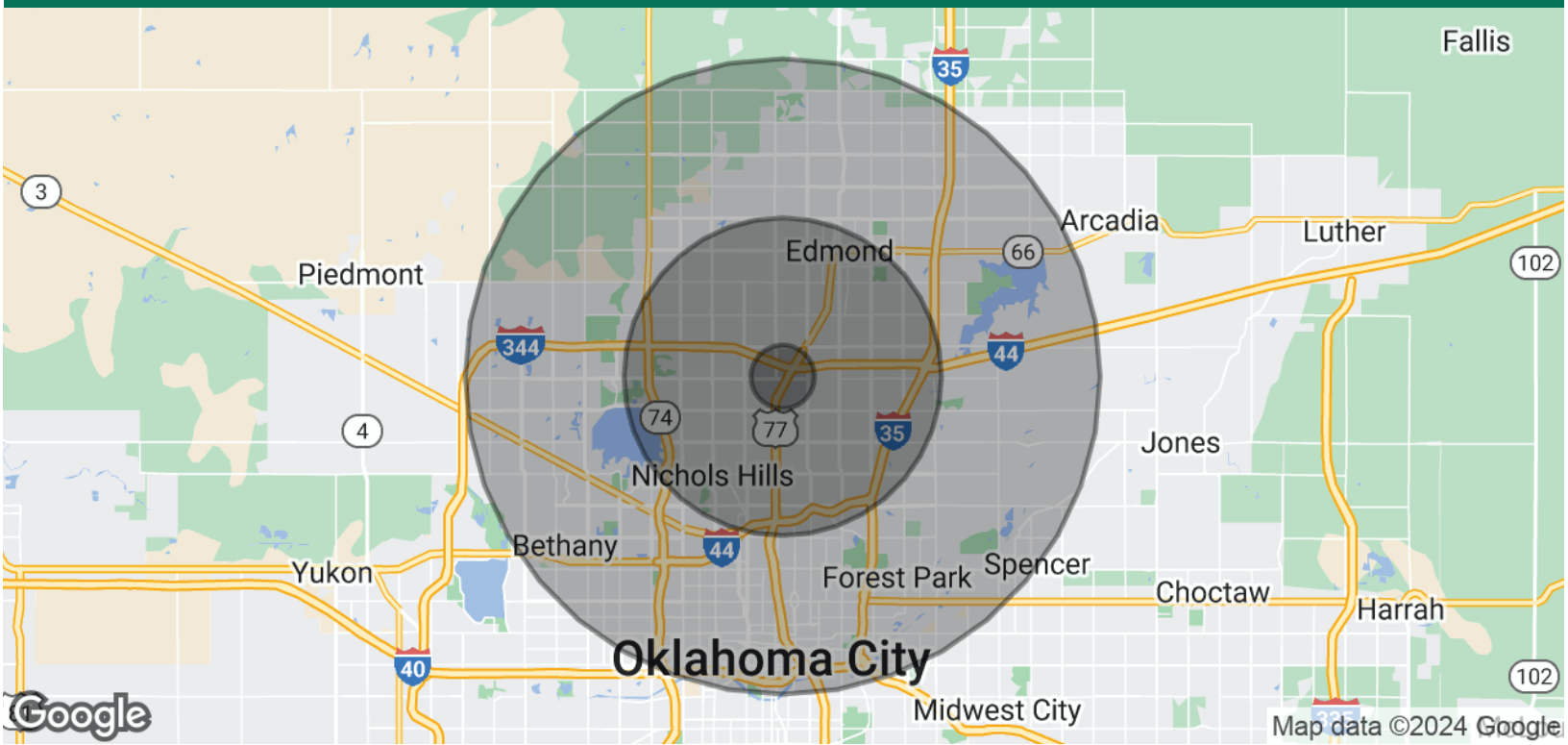
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 **PALADIN**
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,324	155,415	511,356
Average Age	33	39	39
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,593	66,304	209,317
# of Persons per HH	2.1	2.3	2.4
Average HH Income	\$58,943	\$107,121	\$105,403
Average House Value	\$260,120	\$333,111	\$319,250

Demographics data derived from AlphaMap



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