



## 6632 Melrose Lane

Oklahoma City, Oklahoma 73127

### PROPERTY HIGHLIGHTS

- Fully Leased NNN Industrial Investment Building
- **7.75% Cap Rate (\$40,624.92 NOI)**
- 1,500 SF Renovated Office Space
- Fenced Storage Yard
- 16' Clear Height
- 3 Phase Power
- (1) 14' Grade Level Door



TOTAL SF	6,500 SF
TOTAL ACRES	0.45 Acres
YEAR BUILT / RENOVATED	1982
ZONED	I-3

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### LOCATION HIGHLIGHTS

- Less than 1 Mile to I-40
- 10 Minutes to Will Rogers World Airport
- Located within an Industrial Park

Population	1 Mile: 6,087	3 Miles: 57,707	5 Miles: 156,650
Average Household Income	1 Mile: \$45,624	3 Miles: \$53,777	5 Miles: \$59,055
Total Households	1 Mile: 2,369	3 Miles: 23,341	5 Miles: 61,392

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