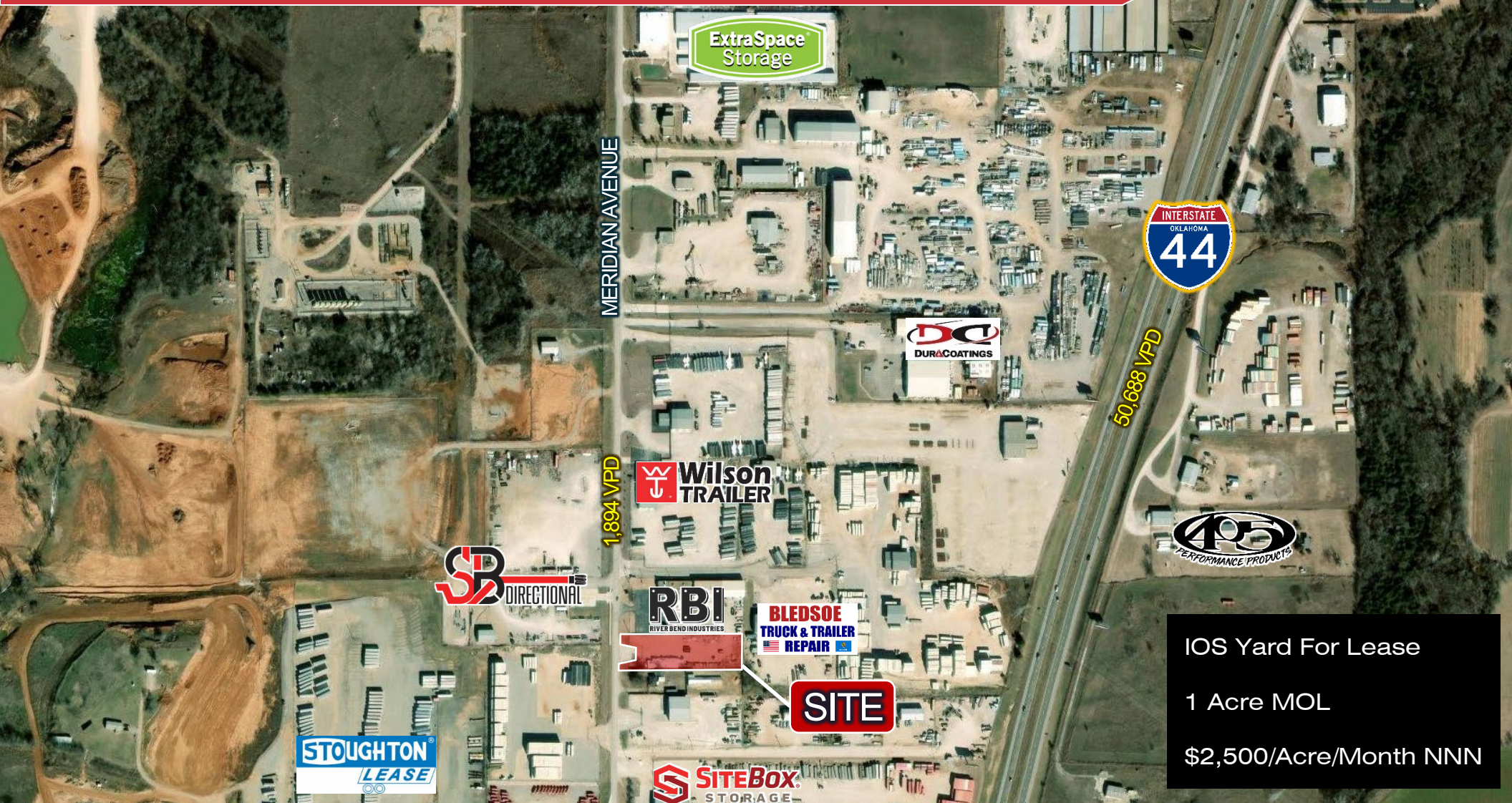


14224 S. MERIDIAN AVENUE
OKLAHOMA CITY, OK 73173



SSM Health
St. Anthony



IOS Yard For Lease
1 Acre MOL
\$2,500/Acre/Month NNN

NAIRED COMMERCIAL
REAL ESTATE

405.840.0600 | NAIRED.COM

ZAC MCQUEEN
405.476.9199
ZAC@NAIRED.COM



PROPERTY OVERVIEW

LOT SIZE 1 ACRE +/-

ZONING I-2

PROPERTY HIGHLIGHTS

- +/- 1 acre secured IOS yard
- Graveled Fenced & Secured
- Established S Meridian corridor, direct I-44 access
- Light industrial, ideal for outdoor storage (IOS)
- Low tenant capex, day-one security
- Right-sized for a single yard user
- Available for Build to Suit or Lease

LOCATION HIGHLIGHTS

- SW OKC industrial corridor, minutes from I-44
- Submarket ~1.2% vacancy, 98.8% occupancy
- Asking rent +3.9% YoY to \$7.91/SF
- Active trailer, container & equipment users
- Scarce securable yard supply in submarket
- Near SW OKC logistics base

DEMOGRAPHICS



POPULATION

1 MILE: 678
3 MILES: 14,558
5 MILES: 73,472



AVERAGE HOUSEHOLD INCOME

1 MILE: \$140,320
3 MILES: \$151,483
5 MILES: \$102,872



TOTAL HOUSEHOLDS

1 MILE: 228
3 MILES: 4,892
5 MILES: 27,529



- 1.5 MILES FROM I-44
- 4.5 MILES FROM I-240
- 6 MILES FROM I-35



