

# INDUSTRIAL FLEX SPACE FOR LEASE

4320 Charter Ave. Oklahoma City, OK 73108



## INDUSTRIAL SPACE NOW AVAILABLE

<b>Available SF:</b>	7,840+/- SF(Single-Tenant Bldg)
<b>Office Space:</b>	1820+/-SF
<b>Lease Rate:</b>	\$6.50 SF/yr (MG)
<b>Clear Height:</b>	14 +/- Ft.
<b>Building Size:</b>	7,840 SF
<b>Grade Level Doors:</b>	1
<b>Dock High Doors:</b>	1

## PROPERTY OVERVIEW

Modified Gross. Landlord pays base year taxes & insurance throughout the lease, Tenant pays increases over base amount.

## LOCATION OVERVIEW

East of S. Meridian, south of I-40

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