



OFFERING SUMMARY

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|---------------------------|--------------------|
| Lease Rate: | \$6.90 SF/yr (NNN) |
| Available SF: | 17,384 SF |
| Clear Height: | 13' |
| Dock Height Doors: | 2 |
| Zoning: | I-3 |

LOCATION DESCRIPTION

Situated to the east of downtown Oklahoma City and Bricktown, this property conveniently resides at the convergence point of I-35, I-40, and I-235, granting effortless accessibility to the entirety of Oklahoma City.

PROPERTY HIGHLIGHTS

- The primary structure comprises 13,424 square feet of warehouse space accompanied by an additional 3,960 square feet dedicated to office use.
- Enclosed within a secure perimeter fence and graveled, this expansive yard spans a total of 1.7 acres providing a myriad of business purposes.
- The premises feature on-site outbuildings, amounting to 3,500 square feet, offering sheltered storage options for fleets or materials.
- The property boasts a comprehensive sprinkler system installed throughout.
- Equipped with two docks, as well as a grade-level door and ramp

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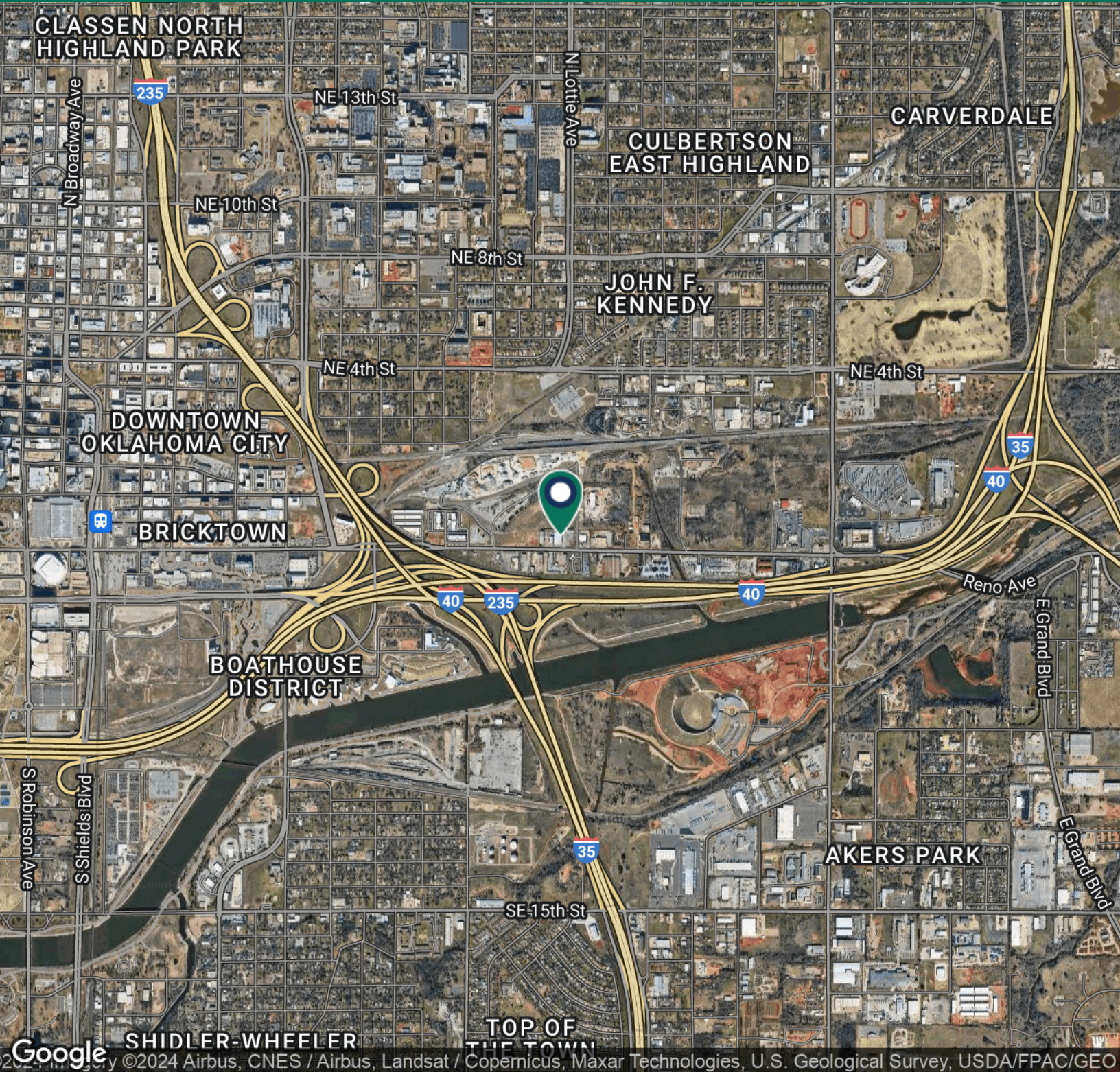
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