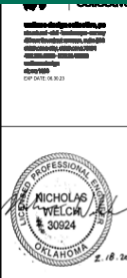
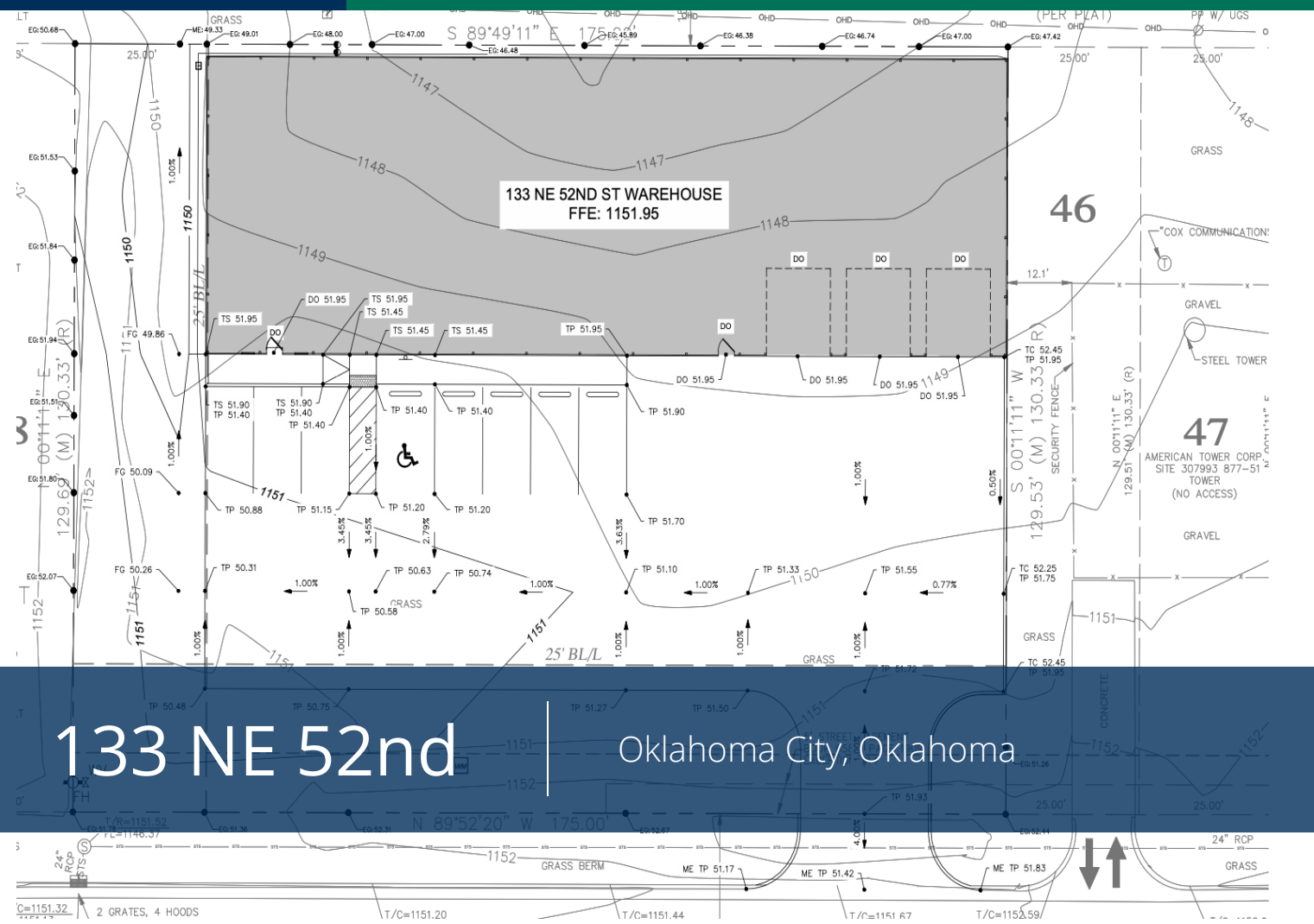


Industrial Property For Lease

133 NE 52nd Oklahoma City, OK 73105



- GENERAL GRADING NOTES**
1. SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED & INSPECTED AND APPROVED BY LOCAL AUTHORITIES.
 2. ALL CUT OR FILL SLOPES SHALL BE 4:1 OR FLATTER UNLESS OTHERWISE NOTED.
 3. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND STRUCTURES FOR ALL GRASSED AND PAVED AREAS.
 4. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO THE SAME.
 5. CONTRACTOR IS RESPONSIBLE FOR TEMPORARY ACCESS ROADS AND SHALL MAINTAIN POSITIVE DRAINAGE OF ENTIRE SITE THROUGHOUT CONSTRUCTION AND AVOID PONDING OR RUTTING. TEMPORARY DEWATERING, INCLUDING PUMPING, MAY BE REQUIRED AND SHALL BE INCLUDED IN THE SCOPE OF WORK.
 6. ALL SIDEWALKS AND RAMPS TO HAVE MAXIMUM LONGITUDINAL SLOPE OF 5% AND MAXIMUM CROSS SLOPE OF 2%.
 7. ALL SITE WORK, MATERIALS OF CONSTRUCTION AND CONSTRUCTION METHODS SHALL CONFORM TO THE SPECIFICATIONS AND DETAILS AND APPLICABLE SECTIONS OF THE CITY OF OKLAHOMA CITY, AND THE STATE OF OKLAHOMA DEPARTMENT OF TRANSPORTATION STANDARDS. ALL FILL MATERIAL UNDER STRUCTURES AND PAVED AREAS SHALL BE PLACED IN ACCORDANCE WITH THE REQUIREMENT OF THE DOT UNDER THE SUPERVISION OF A QUALIFIED PROFESSIONAL ENGINEER.

ABBREVIATIONS

EG	EXISTING GRADE
FG	FINISHED GRADE
FL	FLOW LINE
FFE	FINISHED FLOOR ELEVATION
ME	MATCH EXISTING
TC	TOP OF CURB
TP	TOP OF PAVEMENT
TS	TOP OF SIDEWALK

NOTE:
GRADING PLAN SHOWN IS DEPENDANT ON TEMPORARY 5' GRADING EASEMENT GRANTED BY ADJACENT PROPERTY OWNER.

133 NE 52nd

Oklahoma City, Oklahoma

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WAREHOUSE
133 NE 52ND STREET
133 NE 52ND STREET, OKC, OKLAHOMA 73105

DATE	



OFFERING SUMMARY

Lease Rate:	\$10.00 SF/yr (NNN)
Building Size:	7,500 SF
Number of Units:	1
Year Built:	2022
Zoning:	I-2

PROPERTY OVERVIEW

- Brand New Construction in Central Location
- 3 Bay Doors 14 ft Height
- 3 Phase Power 208V 200 AMPs
- 7,500 SF
- 8,400 SF Paved Yard/Parking
- Proposed 1250 SF of Office, Change permissible prior to completion

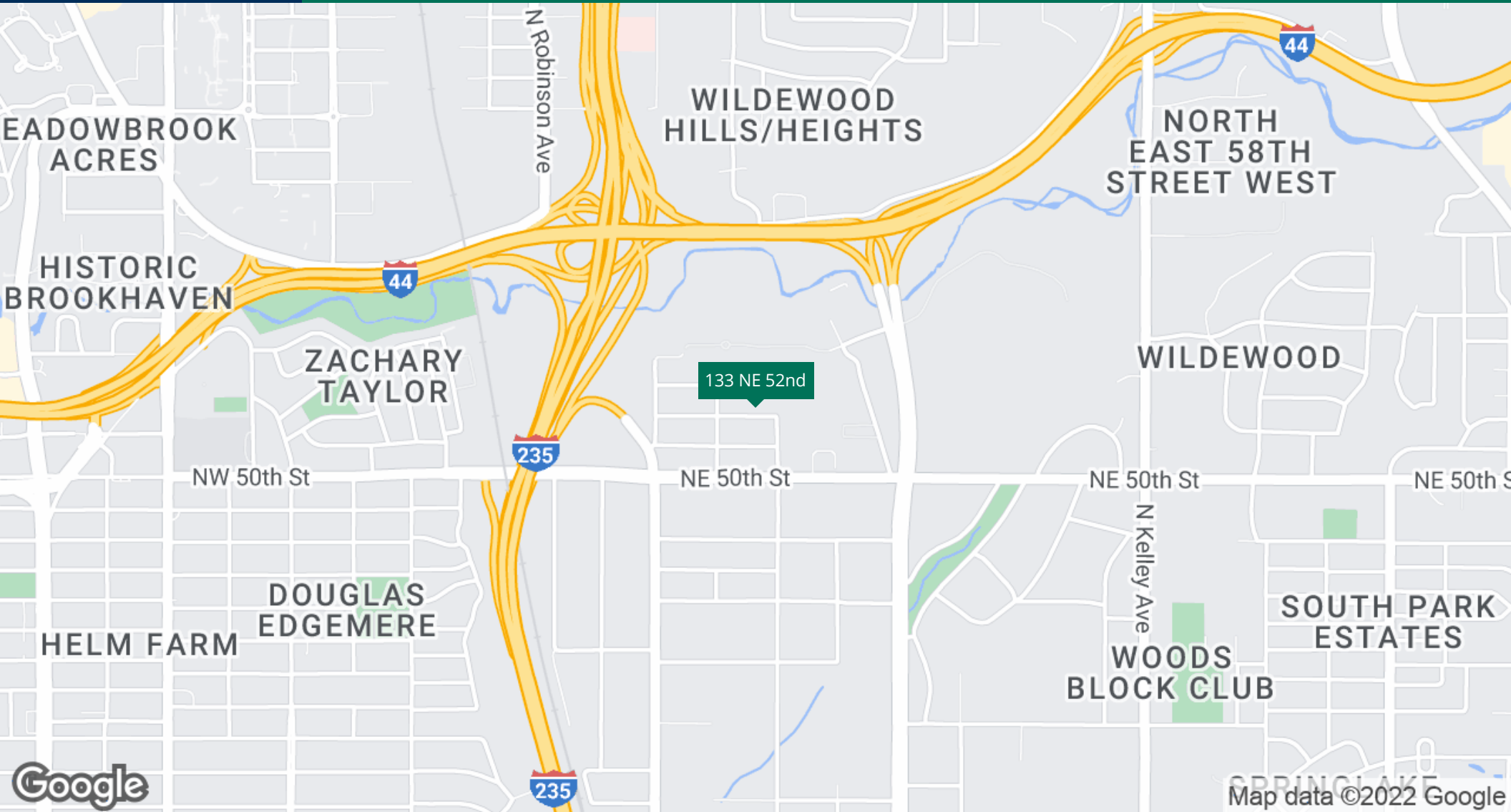
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