

# 4316 Newcastle Rd

## FOR SALE/LEASE

4316 Newcastle Rd, Oklahoma City, OK 73119



## Details

<b>Sale Price:</b>	\$1,350,000
<b>Lease Rate:</b>	\$9 SF/yr (NNN)
<b>Available SF:</b>	10,000 SF
<b>Lot Size:</b>	31,808 SF
<b>Building Size:</b>	10,000 SF

## Highlights

- 10,000 SF total – 7,200 SF main shop + 2,800 SF rear building
- 8 overhead bay doors (4 front / 4 rear)
- High-end spray booth included
- 400+ amps of 3-Phase power with air lines and compressors
- 2 Offices w/ Reception Area.
- I-2 Industrial zoning suitable for multiple uses

## Overview

Price Edwards is proud to present 4316 Newcastle Rd to both the Sale/Leasing market. This 10,000 SF industrial property features a 7,200 SF main shop and 2,800 SF rear building, ideal for automotive, service, or various industrial users. The main shop offers 16' clear height, while the rear building provides 14' clear height, with eight overhead bay doors total (four front, four rear) for efficient workflow. The property includes over 400 amps of 3-Phase power, air lines throughout with compressors included, a reception area, two offices, an office restroom, and a separate shop restroom. A high-end, fully functional spray booth in the rear building will remain, providing a turnkey setup for paint or finishing operations. The site is zoned I-2 (Moderate Industrial) allowing for a wide range of industrial uses.

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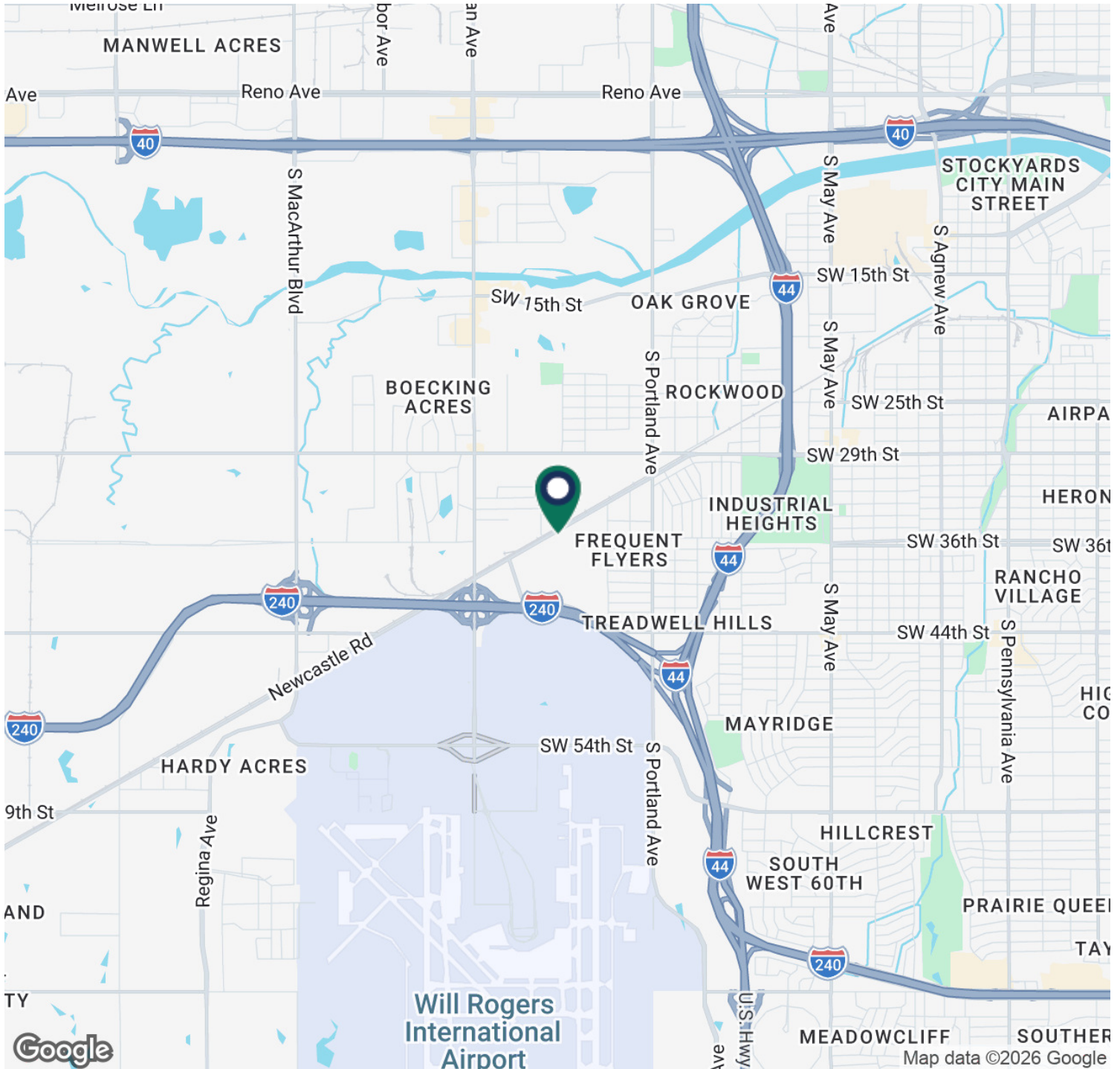
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