

# Industrial Property for Lease

6725 Pat Avenue, Oklahoma City, OK 73149



## INDUSTRIAL SPACE NOW AVAILABLE

Building SF:	12,075 SF
Lease Rate:	\$7.50 (NNN)
Lot Size:	1.9+/- Acres
Grade Level Doors:	(2) 12' X 14'
Exterior Dock	(1) 13'X10'
Clear Height:	18'
Construction:	Concrete
Zoning:	I-2

## LOCATION OVERVIEW

Strategically located with easy access to both I-35 and I-240. Fifteen minutes to Will Rogers World Airport and Tinker Air Force Base. Nearby tenants include FedEx, Anheuser-Busch, and Bunzl Distribution. Area is seeing an influx of investments including the planned OKC-577 7,000,000 SF industrial park.

## PROPERTY OVERVIEW

- 12,075 SF flex warehouse with 3,000 SF of climate-controlled showroom/office

- Showroom, 5 private offices, 2 bathrooms, break room

- Easy trucking entry/exit, prime location to access I-240 and I-35

- 1 loading dock with covered landing as well as grade level access from the side. 2 grade level doors located at the back of the building

- 13 parking spaces at the front of the building, additional paved area on the side and a large securely fenced paved lot in the back

**CODY BEAT**  
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Interior of warehouse



Interior of showroom

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Aerial of the property

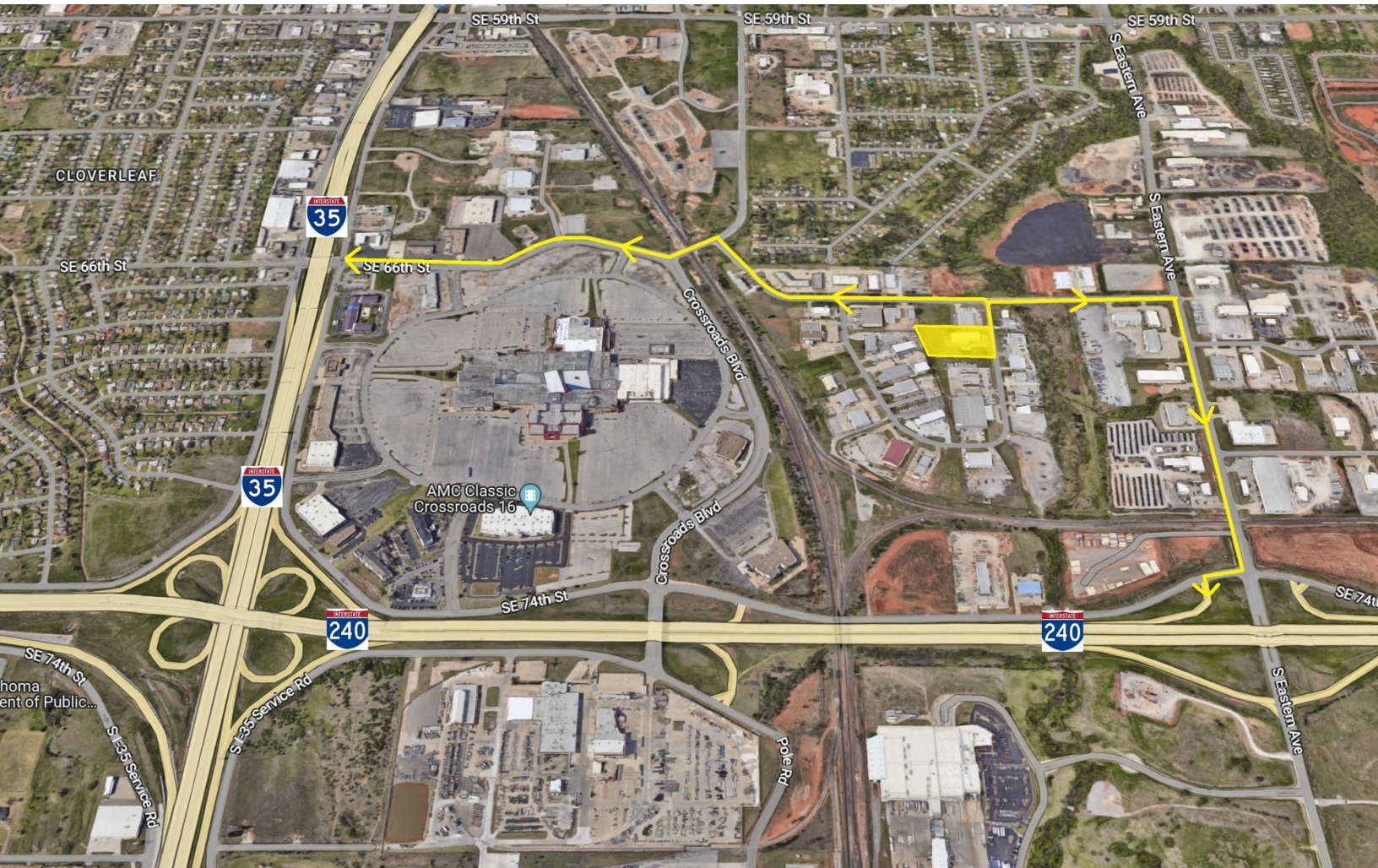
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Aerial depicting access to I-240 and I-35

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