



## OFFERING SUMMARY

Lease Rate:	\$7 SF/month (Industrial Gross)
Office SF:	±2,128 SF
Warehouse SF:	±3,560 SF
Total Available SF:	±5,688 SF
Total Buildings SF:	±5,688
Acres:	1.37 Acres
Zoned:	I-2
Features:	Fenced, paved and gravel yard

## PROPERTY OVERVIEW

Office and warehouse totaling 5,688 SF at \$7 SF/month Industrial Gross.

- Two 14ft overhead doors for pull thru access

- New Bathroom in warehouse

- 20ft clear height with arched ceiling

\*\*Additional Warehouse Available- 3,840 SF at \$7 SF/month Industrial Gross.

- One 14ft overhead door, 15ft clear height

## LOCATION OVERVIEW

Located off Melrose Lane between N Rockwell Ave. and N MacArthur Blvd. Easily accessible from I-40.

**CHRIS ROBERTS**  
405.239.1236  
croberts@priceedwards.com  
priceedwards.com



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croberts@pricedwards.com  
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