

4901 BISHOP DRIVE

OKLAHOMA CITY, OK 73128



PROPERTY DESCRIPTION

Building under construction in established Industrial Park
 No annual or monthly dues
 Two (2) access points - Overhead Drive and Bishop Drive
 6,000 sq ft building with 1,300 sq ft finished out - dedicated to office
 1/2 mile to I-40 & Meridian Interchange
 1/2 mile to I-40 & McArthur Blvd Interchange
 Access Ingress and Egress via I-40 Service Road

OFFERING SUMMARY

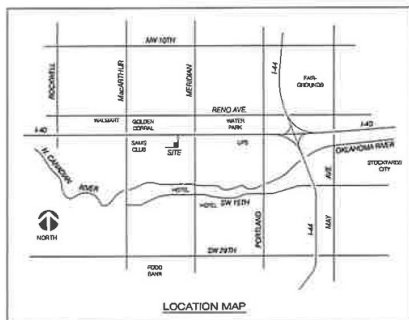
Sale Price:	\$1,300,000
Lot Size:	1.01 Acres
Building Size:	6,000 SF

TRAFFIC COUNTS

N Meridian Ave	North	26,535
N Meridian Ave	South	24,942

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SITE PLAN NOTES

- FIELD VERIFY ALL DIMENSIONS, GRADES AND ELEVATIONS PRIOR TO BEGINNING CONSTRUCTION. NOTIFY CONTRACTOR OF DISCREPANCIES/CONFLICTS PRIOR TO BEGINNING AFFECTED PHASE OF WORK.
- MAINTAIN EXISTING DRAINAGE PATTERN OF SURFACE WATER FROM SITE. SLOPE GRASS AWAY FROM BUILDING FINISHED FLOOR ELEVATION.
- PLACE SILT FENCE AT PERIMETER OF LOT EXCEPT CONSTRUCTION ENTRANCE TO PREVENT EROSION/DRAINAGE DURING CONSTRUCTION.
- CONSTRUCT NEW CONCRETE ENTRY DRIVE (P) PORTLAND CEMENT @ 3000 PSI OVER 2" COMPACTED SAND BASE.
- RUN NEW WATER AND SEWER LINES FROM EXISTING MAINS TO SERVE NEW BUILDING. COORDINATE NEW ELECTRICAL AND NATURAL GAS SERVICE WITH UTILITY COMPANIES.
- CONSTRUCT NEW CONCRETE PARKING AREA (P) PORTLAND CEMENT @ 3000 PSI W/ FIBERGLASS REINFORCING OVER 2" COMPACTED SAND BASE. EXPANSION JOINTS @ 20' ON CONSTRUCTION JOINTS @ 10'-4" O.C. 8" CURB @ PERIMETER OF PAVING. STRIKE PARKING LOT AS SHOWN. PLACE SIGNS INDICATING HC ACCESSIBLE PARKING.

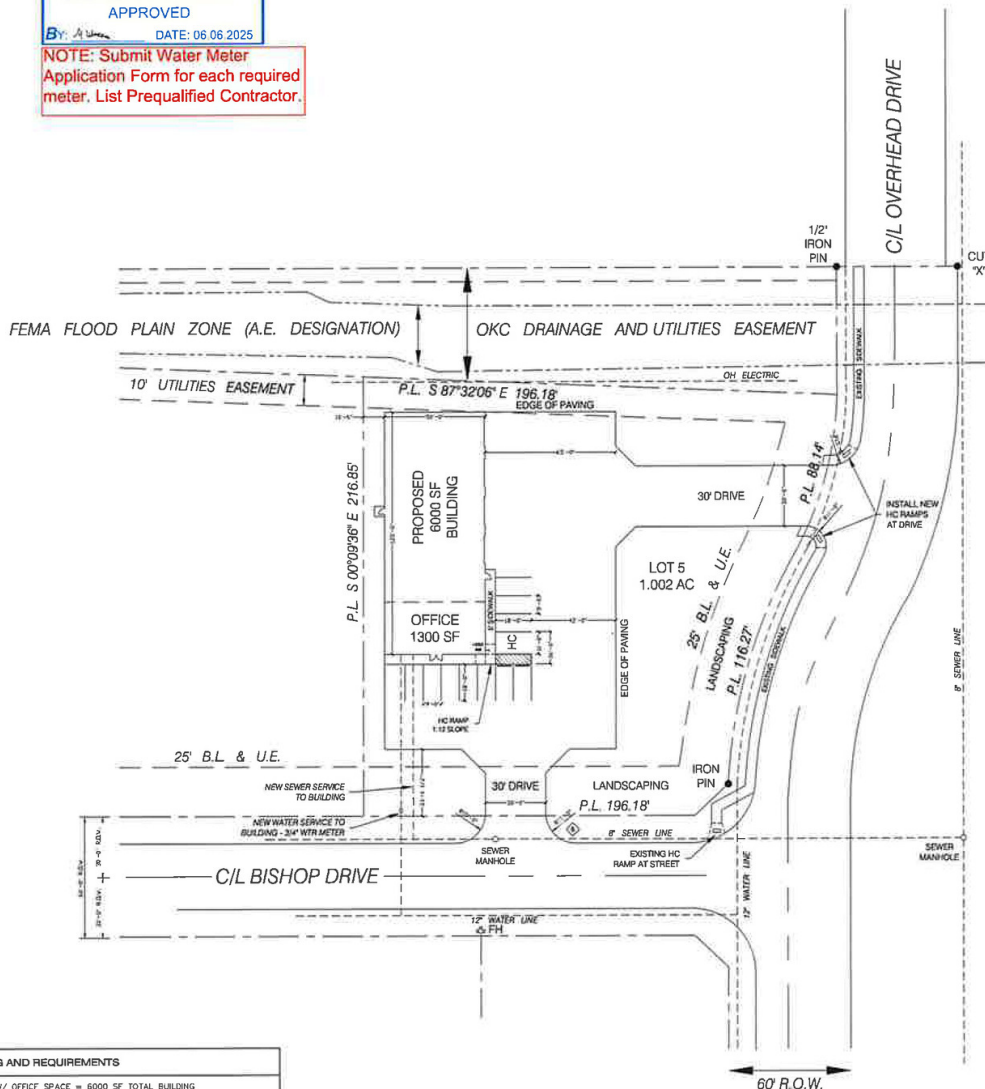
A floodplain activity permit must be submitted with plans for any work contemplated within FEMA floodplain. When submitting the floodplain activity permit for review, please include all associated permit numbers. For instructions or general questions on FPAT permits, you can visit us at <https://www.okc.gov/departments/public-works/engineer-architect/realty/realty-development> or by contacting us at perad@okc.gov or (405) 297-2581.

A Corps of Engineers 404 permit must be submitted for any work permitted in The Waters of the United States or a federal or "no objection" since this work affects COB regulated areas. The Tulsa Army Corps of Engineers can be reached at (918) 568-7500.

A ROWS permit will be required for driveway and/or sidewalks in the public right of way. When applying, please include the site plan from the approved building permit plans. A ROWS permit will only be issued to a contractor that is licensed with a paving prequalification and ADA certification. For instructions or general questions on ROWS permits, you can visit us at <https://www.okc.gov/departments/public-works/engineer-architect/realty/realty-development> or by contacting us at perad@okc.gov or (405) 297-2581. If your contractor is not currently - and wishes to become prequalified in paving, please reach out to the prequalification section at prequal@okc.gov.

BLDC-2025-03571
OKLAHOMA CITY
UTILITIES DEPARTMENT
APPROVED
By: DATE: 06 06 2025

NOTE: Submit Water Meter Application Form for each required meter. List Prequalified Contractor.



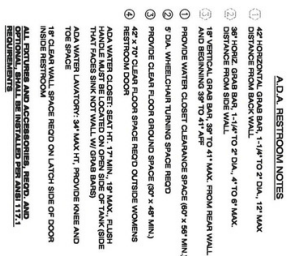
PROPERTY INFORMATION	BUILDING AND REQUIREMENTS
OCCUPANCY WAREHOUSE W/ OFFICE SPACE TOTAL PARCEL: LOTS 1 THRU 10 = 653,400 SF (15 AC M.O.L.) LIMITS OF DEVELOPED AREA (IRREGULAR SHAPE) = 43,686 SF CONSTRUCTION BUILDING SHELL - PRE-ENGINEERED METAL BUILDING INTERIOR FINISH - METAL STUD FRAME TYPE 2B, UNPROTECTED FIRE SUPPRESSION SPRINKLER SYSTEM - NONE REQUIRED	BUILDING - ONE 50' x 120' WAREHOUSE W/ OFFICE SPACE = 6000 SF TOTAL BUILDING OFFICE SPACE @ 1300 SF; WAREHOUSE @ 4700 SF = 6000 SF TOTAL PARKING - REQUIRED: 1 SPACE PER 200 SF OFFICE (1300/200) = 6.5 AND 1 SPACE PER 1000 SF WAREHOUSE (4700/1000) = 4.7; TOTAL REQ'D = 12 SPACES W/ 1 HC ACCESSIBLE PROVIDED: 11 REGULAR AND 1 HC ACCESSIBLE = 12 TOTAL PARKING SPACES LANDSCAPING - REDD. 5 STREET TREES ALONG BISHOP DR AND 6 STREET TREES ALONG OVERHEAD DR. (1/40 LIN. FT.) 35 PKG LOT PTS AND LANDSCAPE AREA OF 10% SEE LANDSCAPE PLAN FOR DETAILS.

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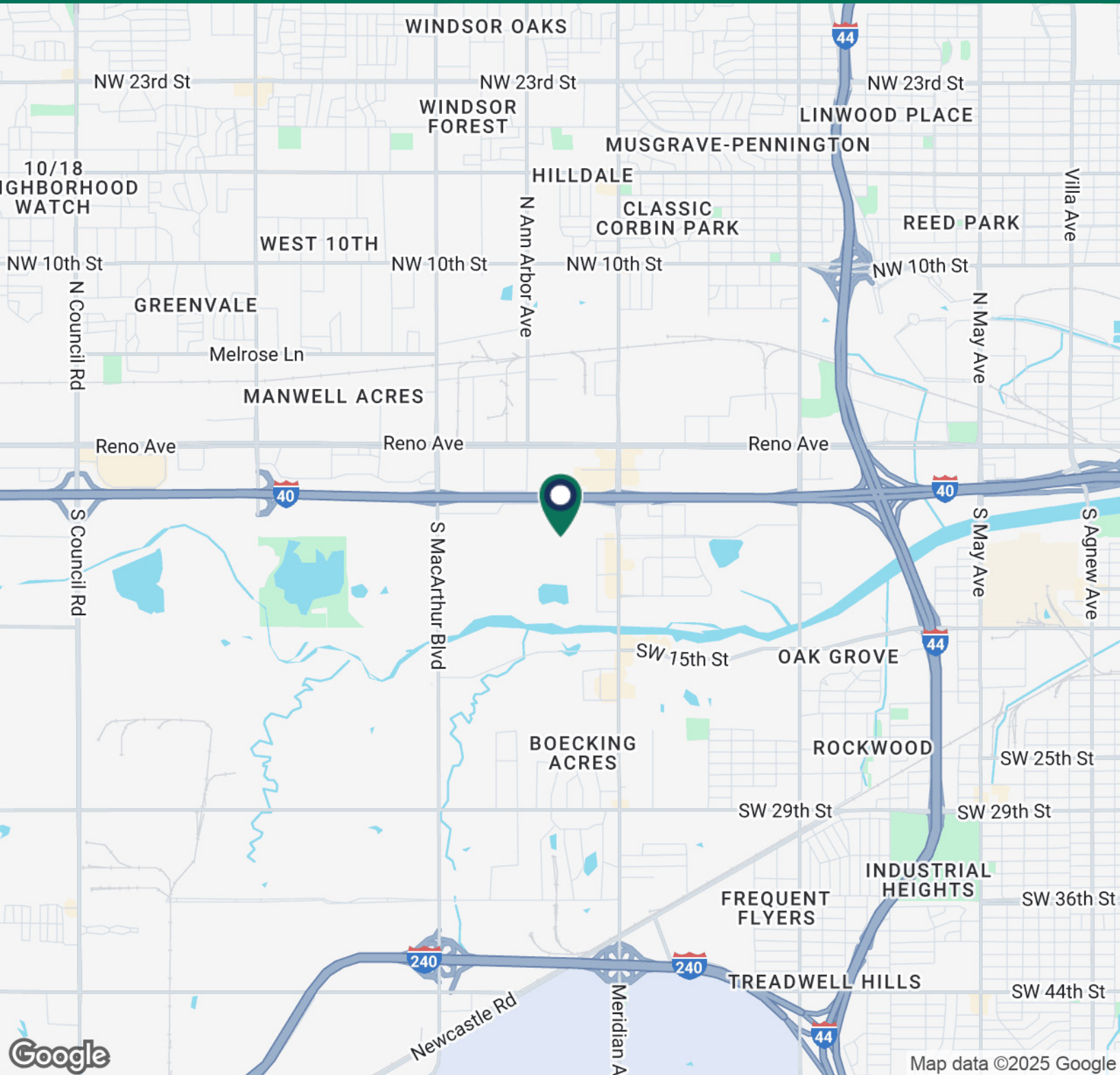
DESIGN LOADS APPLIED TO THE STRUCTURE ARE AS FOLLOWS:					
	ROOF LIVE LOAD	20 PSF	SEISMIC LOADS	ZONE 0	
	GROUND STOREY DEAD	10 PSF	COUNTERTOP LOAD	2 PSF	
	SECOND FLOOR DEAD	15 PSF	FLOOR JOIST LOAD	300 LB/FT OF STRUCTURE	
	CRACKED FLOORS	NONE	ROOM FLOOR LOAD	NONE	

DESIGN REFERENCES	
AISC FORMED STEEL DESIGN MANUAL,	498, 2017
STEEL CONSTRUCTION MANUAL,	18TH EDITION, AISC
INTERNATIONAL BUILDING CODE,	2015 EDITION

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