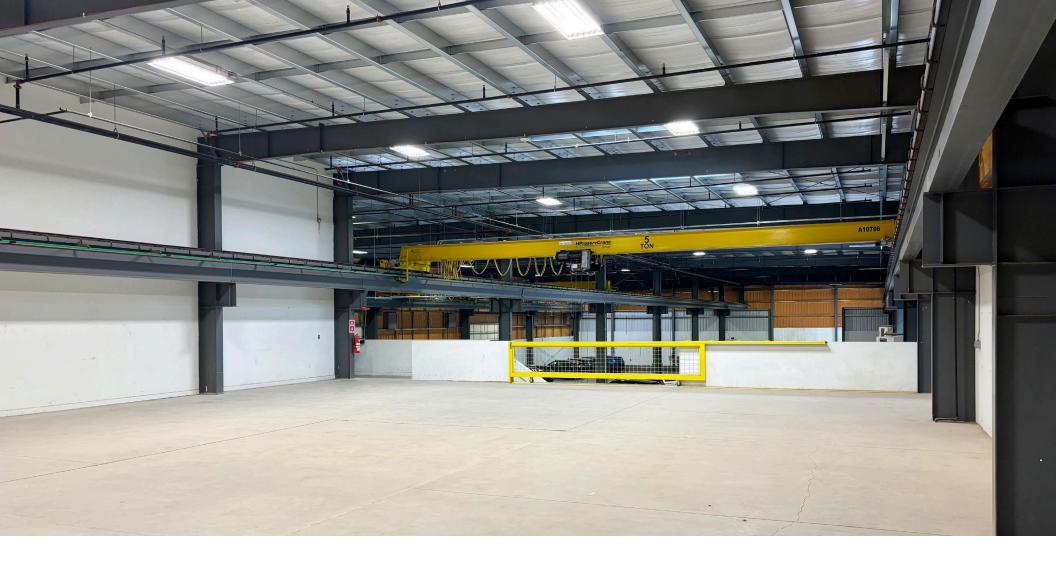


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### **PROPERTY OVERVIEW**

This property, built in 2015, is located in the southwest submarket of Oklahoma City with access to Hwy 152 (Airport Rd.) approximately 1 mile from the property. It features many amenities including 16 offices, a conference room, training room, kitchenette, tornado/ conference room, locker rooms and showers in the warehouse, warehouse heat, floor drain with separator, and an elevator. Current lease expires 3/31/2030.

## **DETAILS**

Available SF	35,850 SF
Subease Rate	\$12.00/SF/YR (NNN)
<b>Building Size</b>	35,850 SF
Lot Size	3.49 Acres
Submarket	Southwest
Cross Streets	SW 44th & United Dr.

## **HIGHLIGHTS**

(4) 20' x 16' automatic overhead doors	
(2) 14' x 16' overhead doors in wash bay	
(2) 5-ton cranes	
27' clear height	
46' x 40' column spacing	
800 amps/480V	

# **BUILDING AMENITIES**











Quick Highway Access

Close to WRWA

Elevator

16 offices

Showers





