

499 & 336 NE 36TH

OKLAHOMA CITY, OKLAHOMA 73127

WAREHOUSE & OFFICE BUILDINGS



CBRE

99,007 SF ON 8.04 AC
SALE PRICE: \$2,500,000

PROPERTY HIGHLIGHTS

Total Building Size	99,007± SF
Warehouse Year Built	95,812 ± SF, brick and concrete block construction 1958
Office Year Built/Remodeled	3,195± SF, brick construction 1970 / 2022
Land Size	8.04± AC, majority is paved & asphalted
Zoning	I-2 (Moderate Industrial), includes Lincoln Boulevard overlay and Urban Design overlay
Yard/Truck Court	Fenced with electronic gate and access control pedestal
Security System	Yes
Power	Very heavy power (2,000+ Amps), 220/480/277 Volts, 3-Phase
Dock High Doors (w/ levelers)	30; (1) 10' x 10', (2) 8' x 10', (24) 8' x 8', (1) 10' x 16', (2) 10' x 8'
Clear Height	15' - 27'
Warehouse Highlights	Radiant heat, Gas space heating, sprinklered, LED lights, high-efficiency fluorescent lighting, dock-high loading ramp, 2-ton jib crane, skylights
Location	Located directly north of Oklahoma State Capitol Complex, near numerous state agencies, by hard corner of NE 36th at Lincoln Boulevard



AERIAL



WAREHOUSE PHOTOS

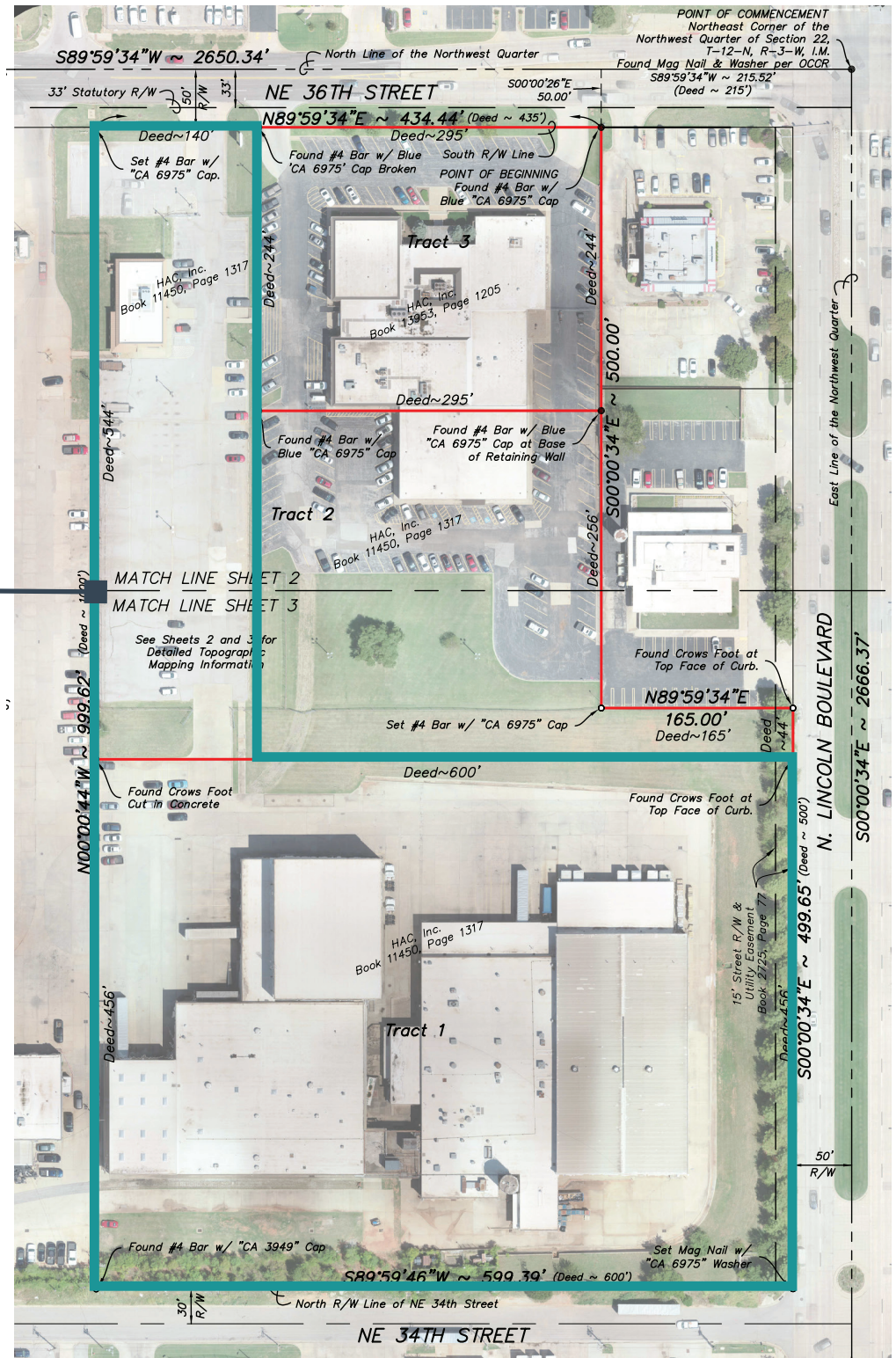


OFFICE PHOTOS

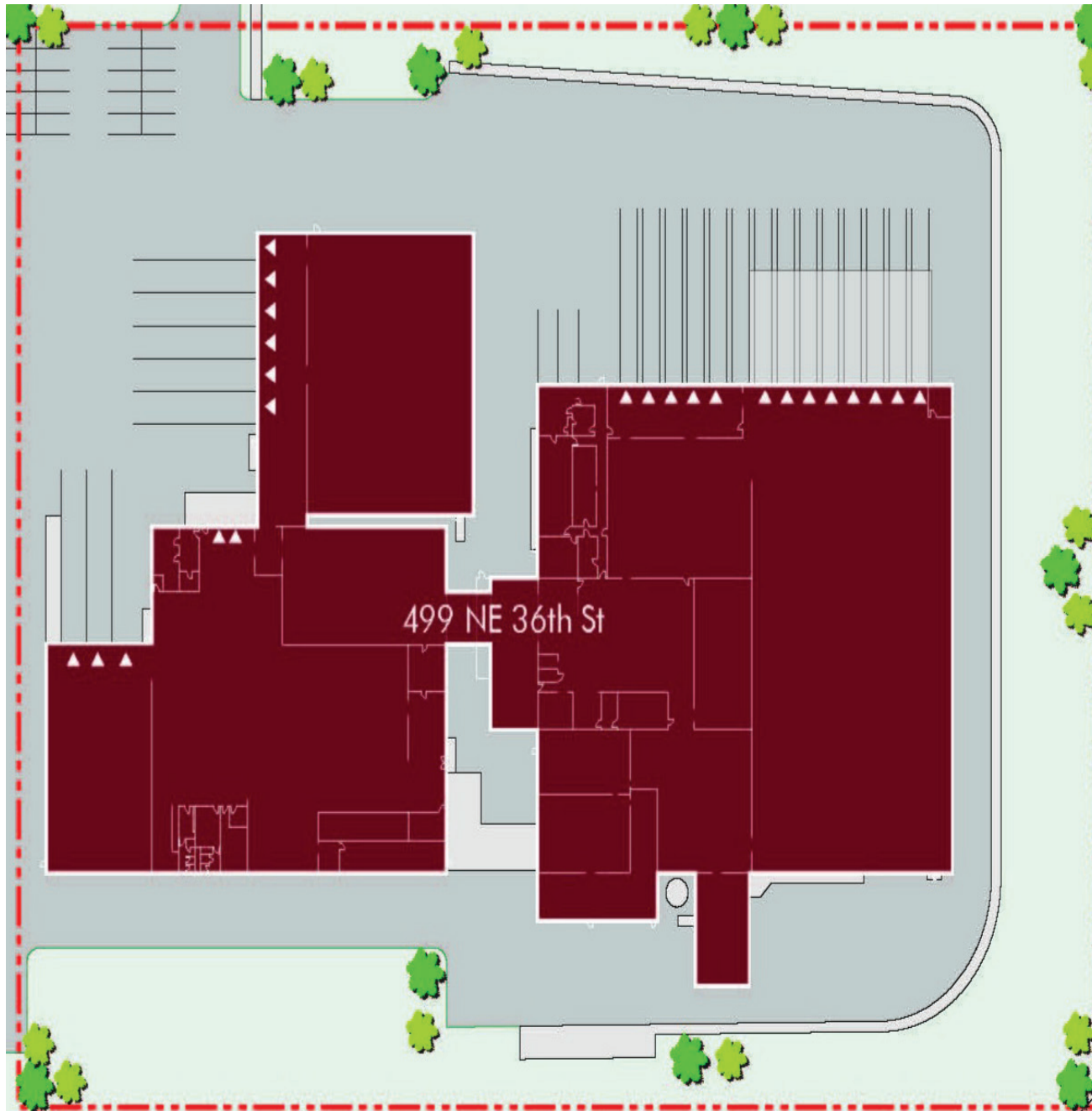


8.04 AC

PROPERTY BOUNDARY

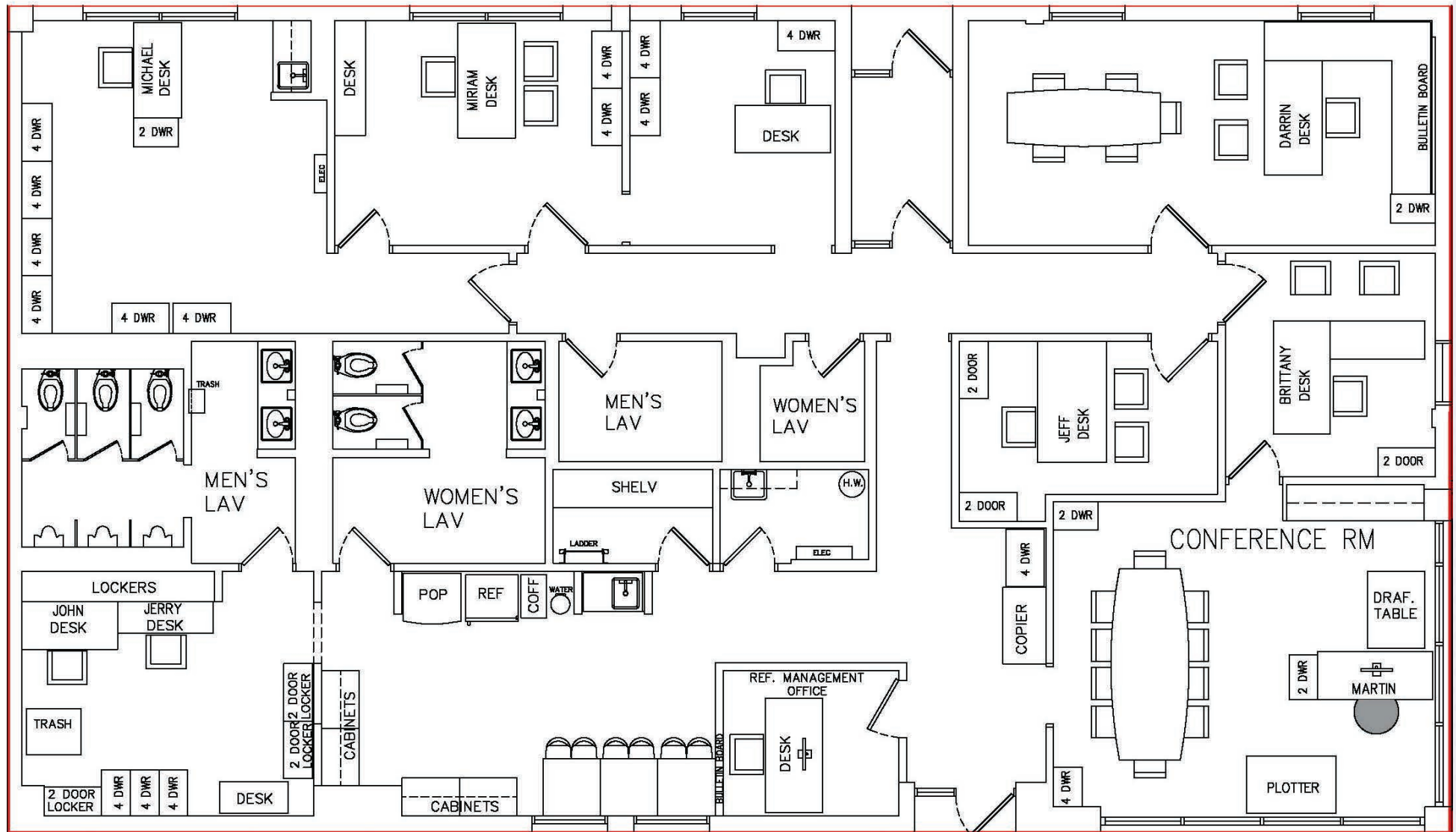


WAREHOUSE FLOOR PLAN



FLOOR PLAN (OFFICE)

3,195 SF



VICINITY MAP





499 & 336 NE 36TH
OKLAHOMA CITY, OKLAHOMA 73105

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