

**OFFICE / WAREHOUSE**  
*27,000 sf*

**FOR LEASE**



**4406 SW 25th Street, Oklahoma City, Oklahoma 73108**



7501 Broadway Extension  
Oklahoma City, OK 73116

Presented By:

**George W. Huffman**  
CEO | Managing Broker  
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Assisted By:

**Heather Wolf**  
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## PROPERTY OVERVIEW

This 27,000 sf office/warehouse was exceptionally planned to be flexible for many industrial uses. Originally built out as a cannabis grow facility, high-capacity electrical infrastructure (in excess of 800 amps), huge individual full depth rooms with demising walls (could easily be converted to clean rooms), and HVAC systems totaling over 95 tons. The facility is fully sprinklered and monitored for added safety and compliance.

Perfect for another grow or processing operation, industrial flex space, manufacturing or distribution, located just south of I-40 and just north of Will Rogers Airport. Additional features are 7 overhead doors (2 ramped drive-thru and 5 dock-high). The space will handle a large workforce with a secure gated entry, ample turn-around space for semi-truck trailers, and 35 dedicated parking spaces on a freshly paved lot. Employee amenities include an updated kitchen area and multi-stall ADA-compliant restrooms.

Call today for a tour!

Call: George Huffman @ 405-409-4400 | [george@iwpok.com](mailto:george@iwpok.com)

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## OFFERING SUMMARY

**\$12.00 SF / YEAR**

<b>AVAILABLE SF</b>	27,000
<b>BASE RATE:</b>	\$12.00 / SF
<b>LEASE TYPE</b>	Triple Net
<b>TYPICAL TERM</b>	3-5 Years
<b>CO-BROKERAGE</b>	3% Primary Term

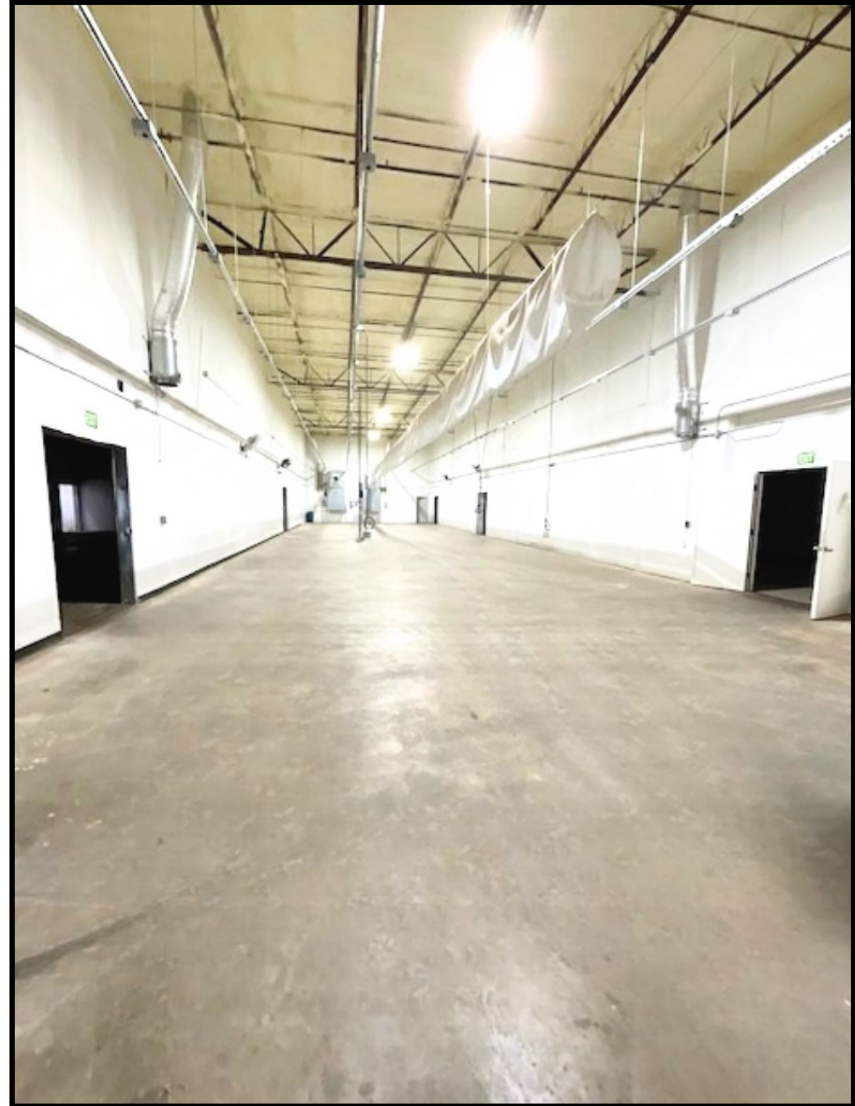


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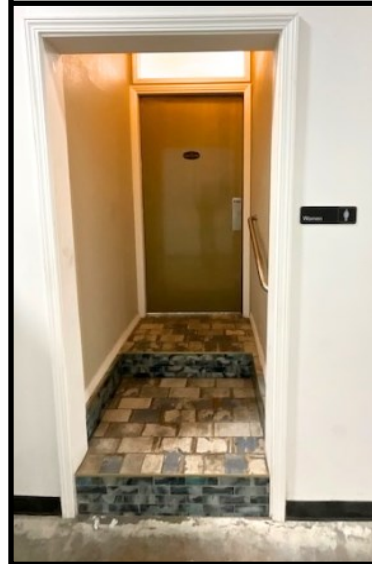
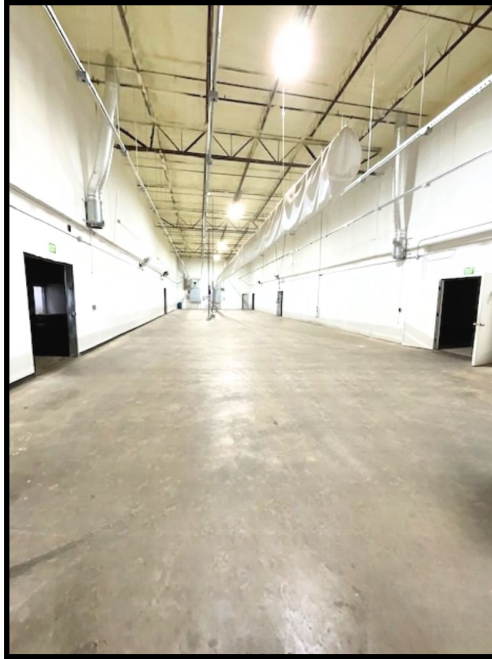
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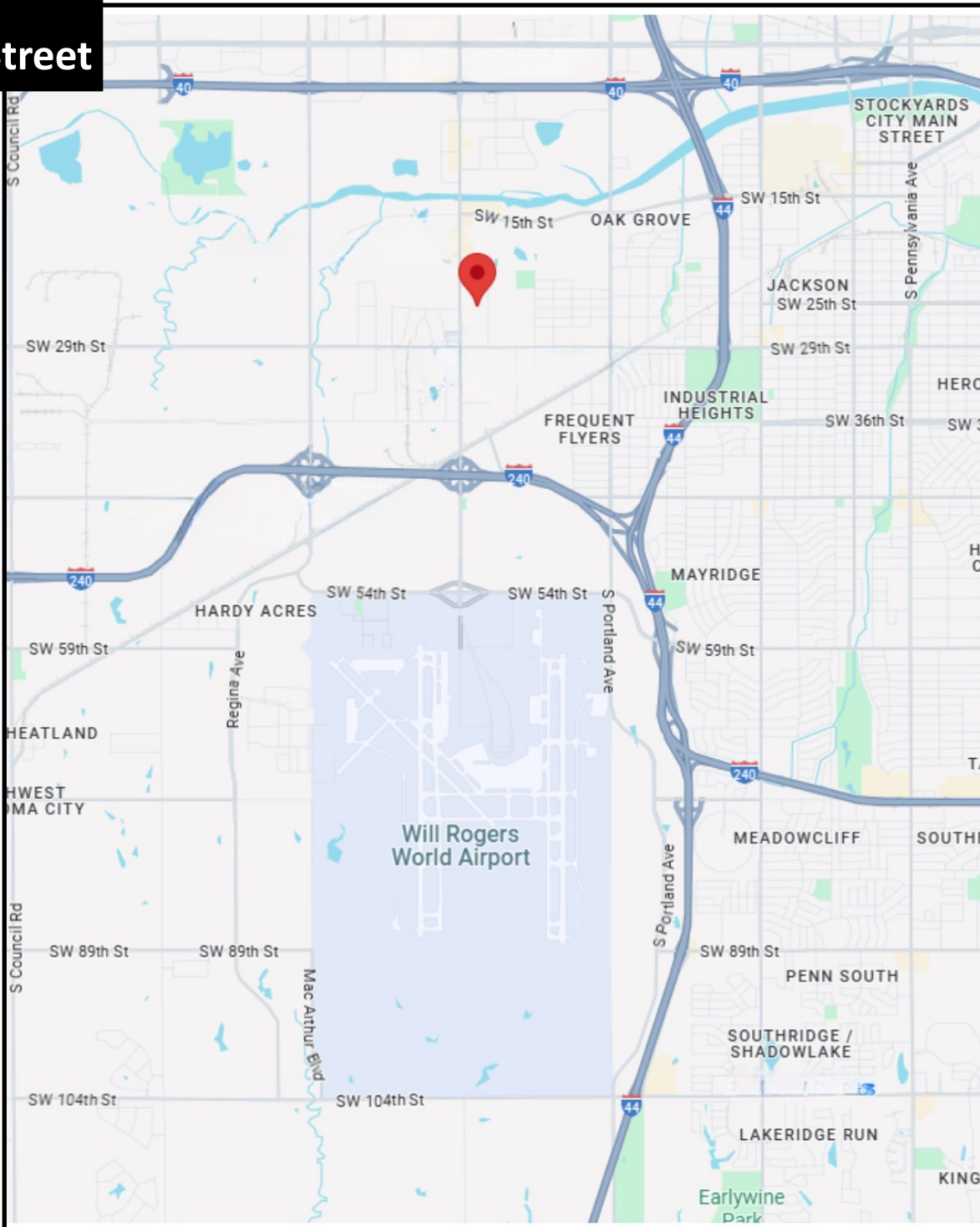
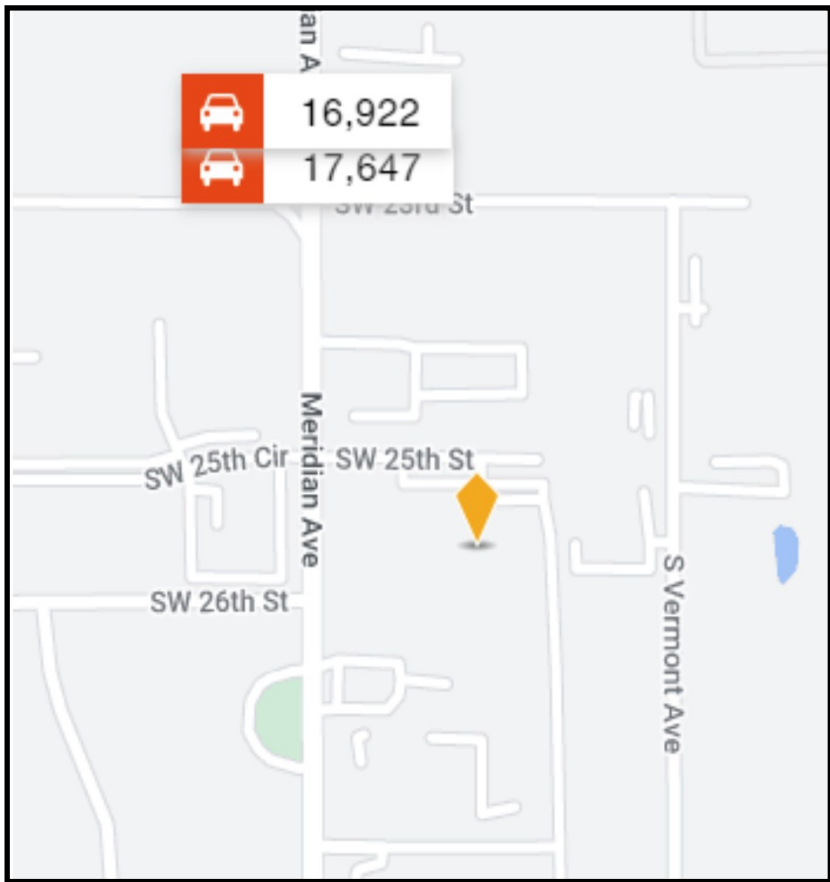






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# INTERWEST REALTY

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**Highlights:**

- ◆ Prime Location
- ◆ Fenced & Gated Parking
- ◆ Multiple Overhead Doors
- ◆ High-Capacity Electrical Infrastructure
- ◆ Climate Controlled
- ◆ Versatile Space for Industrial Use

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