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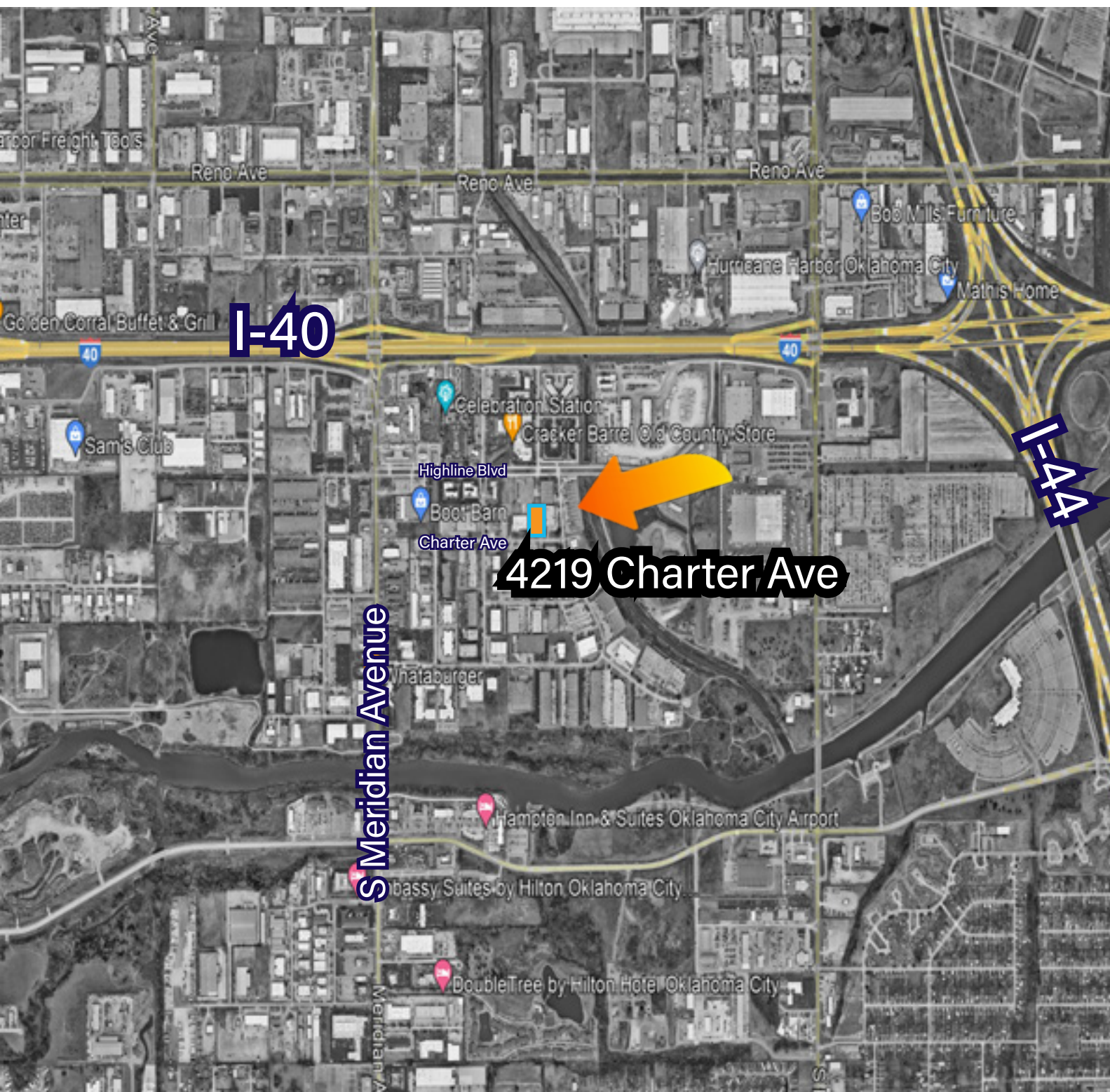
4219 CHARTER AVE , OKLAHOMA CITY, OK 73108



HORIZON
COMMERCIAL REAL ESTATE

David Portman, CCIM
Principal

405.850.1107
www.horizoncreek.com



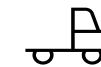
PROPERTY INFORMATION

\$6.50 /SF + NNN

PROPERTY TYPE	WAREHOUSE / OFFICE
AVAILABLE SF	21,632 SF
ZONING	I-2
CLEAR HEIGHT	14'
YEAR BUILT	1973



WAREHOUSE WITH ATTACHED OFFICE RECENTLY REMODELED WITH NEW PAINT AND FLOORING



FEATURES 5 GRADE LEVEL OVERHEAD DOORS & A SHOWROOM



SITE INCLUDES AMPLE PARKING & OUTSIDE STORAGE SPACE



ZONING ALLOWS FOR LIGHT ASSEMBLY AND MANUFACTURING WITH OUTSIDE STORAGE

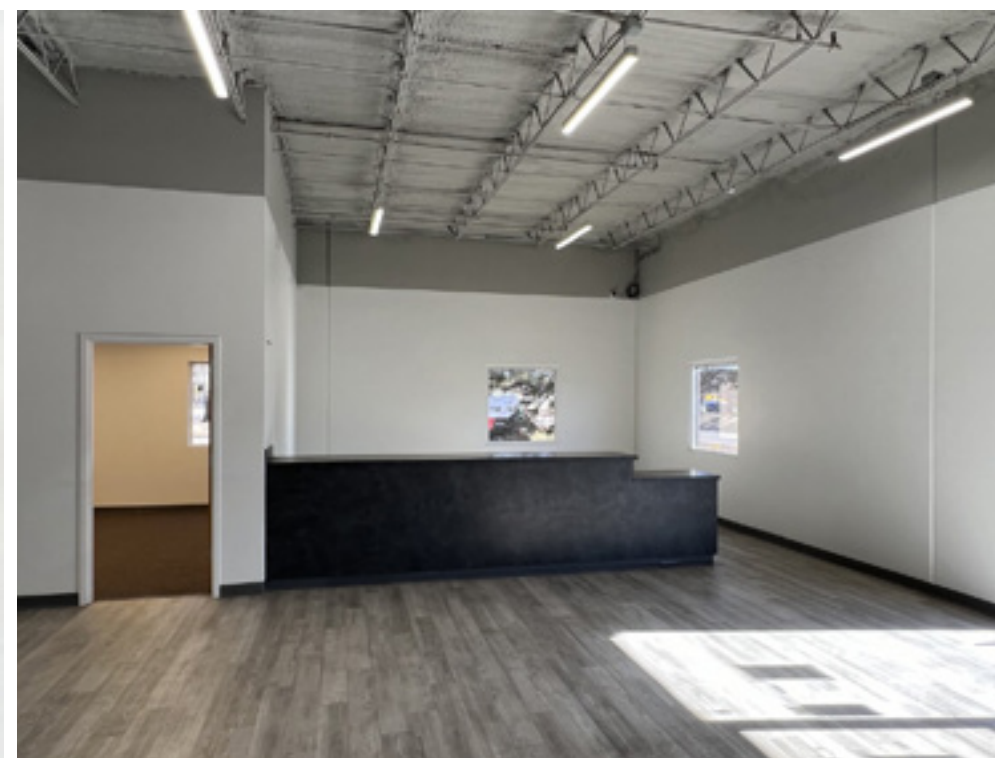
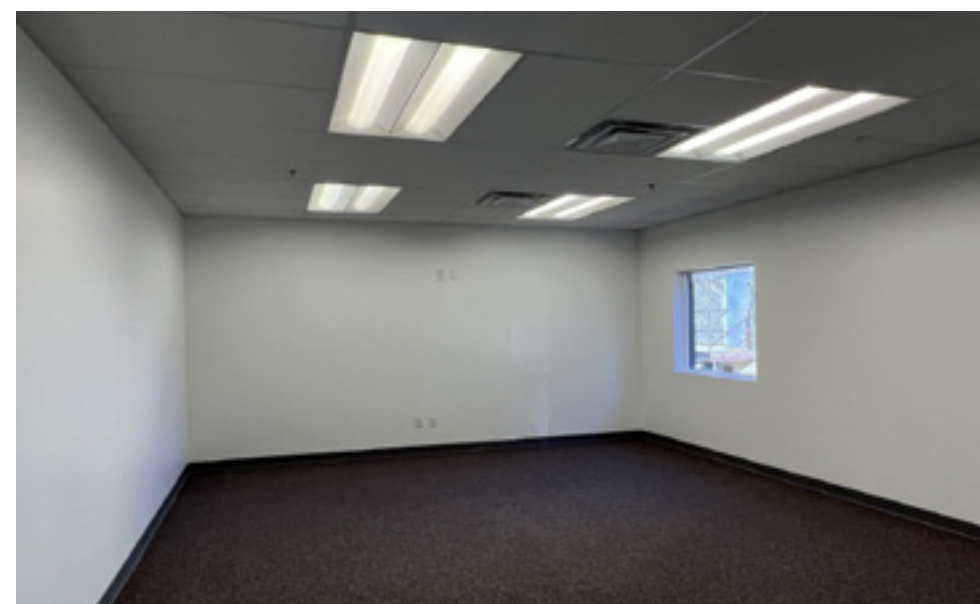


LOCATED IN THE SOUTHWEST SUBMARKET OF OKLAHOMA CITY



EXCELLENT ACCESS TO I-40 & I-44

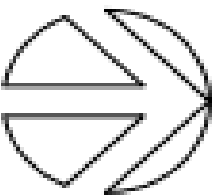
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This architectural floor plan depicts a building layout. On the left side, there is a parking area with several spaces, some of which are marked with diagonal hatching. The building itself consists of several interconnected rooms. A large, open rectangular space occupies the central and right portions of the plan. To the left of this large space, there is a smaller room containing a desk and a chair. Further to the left, there is a small room with a door leading outside. The plan also shows various corridors, doorways, and structural elements like walls and windows. The overall layout suggests a functional building, possibly a school or a small office complex.

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CHARTER INVESTORS, LLC.
4219 CHARTER AVE.

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$$T_{\text{SCALE}} = 40^{\circ}\text{C}$$

24/6

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1997

SITE/BUILDING PLAN

RECEIVED BY
DH

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fusion design

4700 W. 126th Street, Edinboro, PA 16741 412.396.4222 fax 412.393.4222

The logo for Horizon Commercial Real Estate features the word "HORIZON" in a large, white, serif font. The letter "O" is replaced by a stylized orange and yellow sun or horizon graphic. Below "HORIZON" is a thin, curved line in orange and yellow. Underneath this line, the words "COMMERCIAL REAL ESTATE" are written in a smaller, white, sans-serif font. The entire logo is set against a dark blue background.

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Principal

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