

AMAZING STAND ALONE OFFICE & WARHOUSE!

16,050 SF 1.78 Acre Lot *SALE PRICE: \$2,100,000*



3750 N I-44 Service Road, Oklahoma City, OK, 73112



7501 Broadway Extension
Oklahoma City, OK 73116

Presented By:

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PROPERTY OVERVIEW

Talk about a value add, promote your business on this giant 2-sided billboard visible from I-44 and NW 36th. The stand alone facility comes with above average buildout of climate offices totaling approximately 8,389 sf, recently renovated, including new paint and carpet (see pictures). The remaining 7,661 sf of warehouse is open with shop bathroom, all of which opens into a huge double fenced back lot, with room for expansion subject to City approval. Other features include two 14' x 10' overhead doors and one 8' x 10' dock-high truck well with overhead door. Very heavy electrical, including high-voltage 480V 3-phase electric (to be verified by the user). The front parking is paved with roughly 52 striped parking spaces, while the back fenced lot of estimated 1.3 acres fenced, lends itself to huge equipment parking, conex's, work truck fleet or overflow parking for above average workforce. This is truly a unique opportunity for any company with a large staff and/or equipment user that needs room to store, park and grow. There is an audible alarm up front, so call for an appointment.

The office area offers 15+ climate-controlled offices, including a large conference and training room, and flexible bullpen-style setups. If more warehouse was needed, it would be easy and cost effective to remove offices to achieve the right balance of office to warehouse.

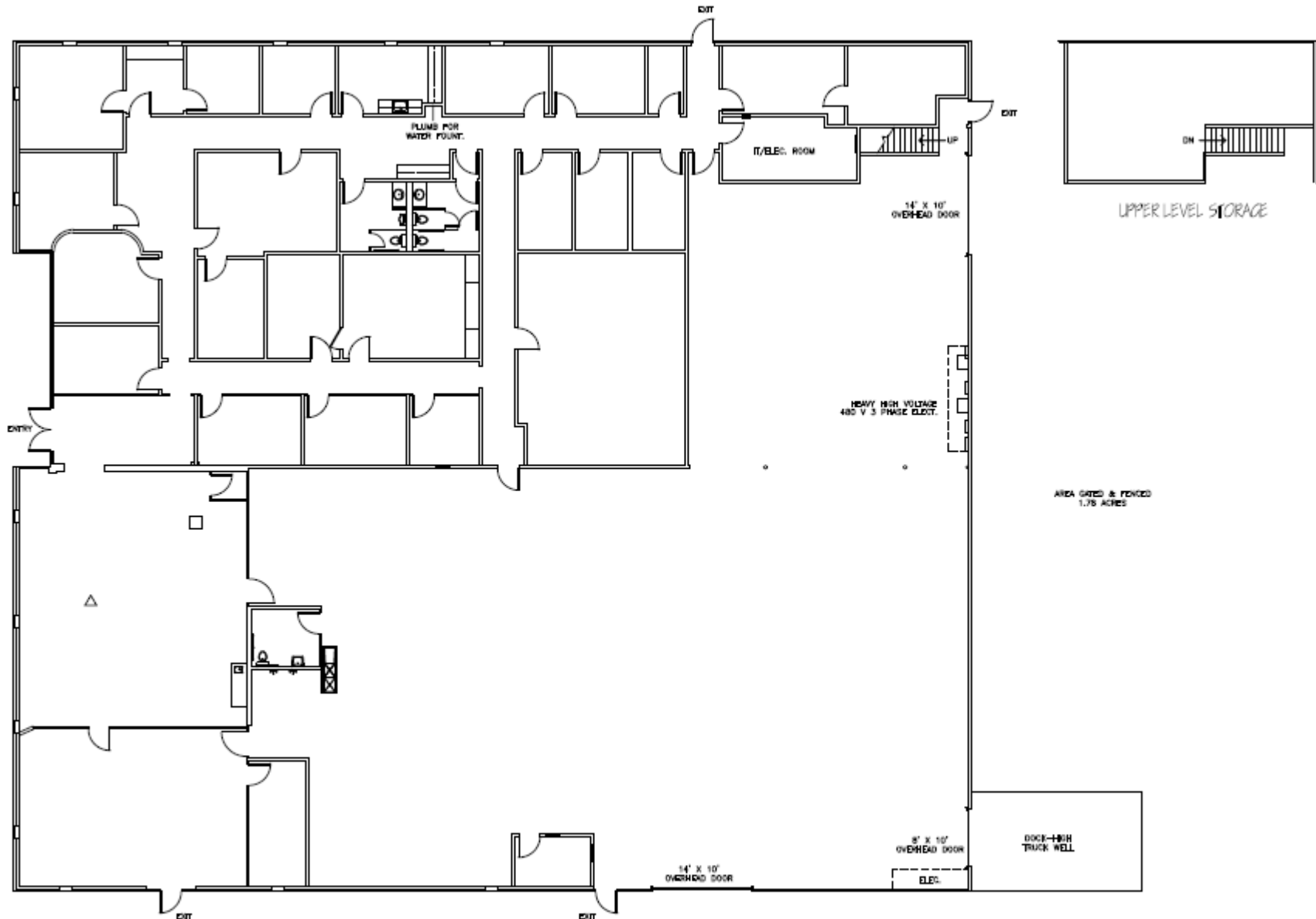
Don't miss this incredible opportunity! Contact us for more details or to schedule a tour.

Call: George Huffman @ 405-409-4400 | george@iwpok.com
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SALE PRICE: \$2,100,000

| | |
|-----------------------|------------------------------|
| BUILDING SF | 16,050 |
| LAND AREA | 77,736 SF (1.78 Acre) |
| ZONING | Industrial (I-2) |
| Commission | 3 % to Selling Broker |
| Parking | 52 Spaces on Pavement |
| Ceiling Height | 17 FT MOL |
| Built | 1980 (Updated 2024) |

**FOR SALE**



OFFICE: 8,389 SF
 WAREHOUSE: 7,661 SF
 TOTAL: 16,050 SF



3750 N. I-44 SERVICE RD.

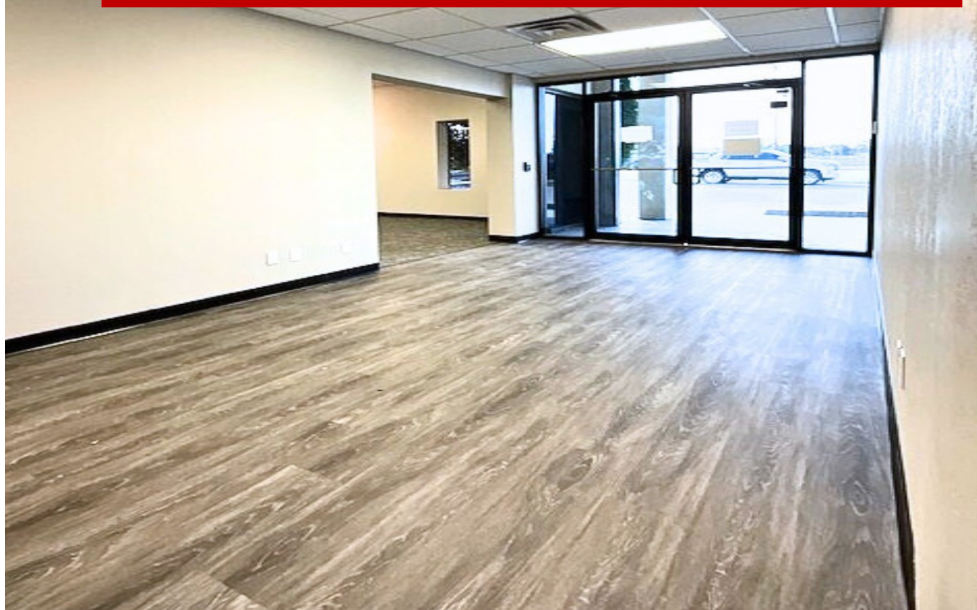












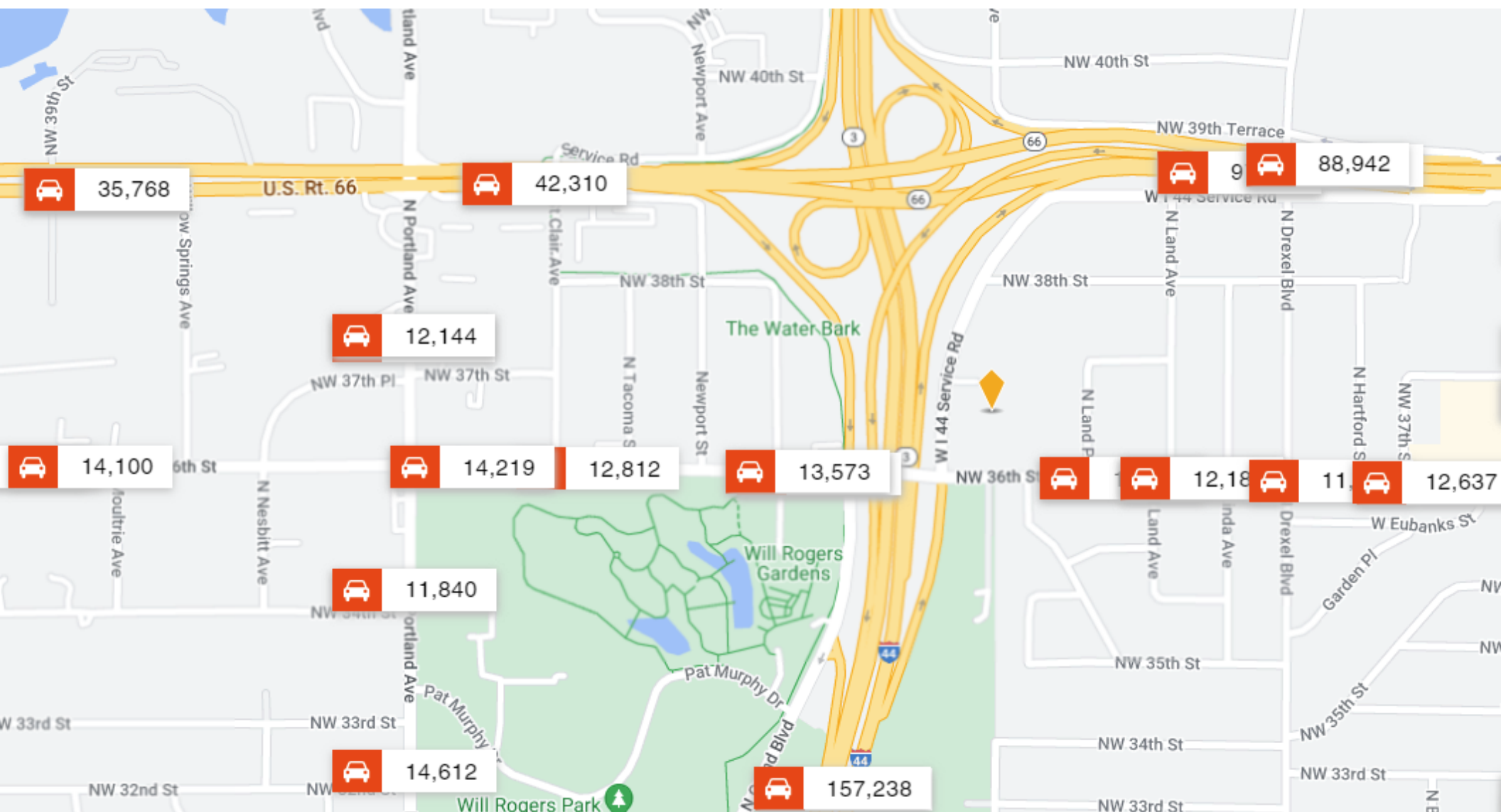


3750 W I-44 SERVICE ROAD

**INTERSTATE
44 I-44**

**INTERSTATE
44 I-44**

NW 36th Street



Highlights:

- Great Location
- Great Signage / Billboard
- 8,389 SF Office space
- 7,661 SF Warehouse
- 1.78 Acres
- Two 14' x 10' Overhead doors
- One 8' x 10' Dock-high overhead door
- High-voltage 480 V 3-phase electric
- Property is fenced & gated
- Plenty of parking

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