

3300 S ANN ARBOR

OKLAHOMA CITY, OKLAHOMA 73179

INDUSTRIAL FOR SALE



20,125 SF ON 1.52 AC
SALE PRICE: \$2,265,000

CBRE

PROPERTY HIGHLIGHTS

Total Building Size	20,125± SF (bonus 850± SF canopy storage)
Office	2,240± SF
Year Built	1997 - 2008
Land Size	1.52± AC
Zoning	I-2 (Moderate Industrial)
Power	1,000 Amps, 120/208/460/600/277/480 Volts, 3-Phase
Grade Level Doors	Twelve (12); four 12' x 12', one 12' x 14', six 12' x 16', one 10' x 14'
Clear Height	20' - 14', 12' (under hook)
Yard	Fenced, mostly-paved
Cranes	Five 5-ton cranes and one 3-ton crane
Lighting	LED, high-efficiency fluorescent
Warehouse	Insulated, metal liner panel, compressor room with compressor, radiant/gas-space heating, wash bay, paint booth, compressed air lines and exhaust fans; south portion of main building is fully climate-controlled
Location	Easy access to I-40, I-44 and I-240 / Turnpike



PHOTOS



AERIAL

3300 S Ann Arbor



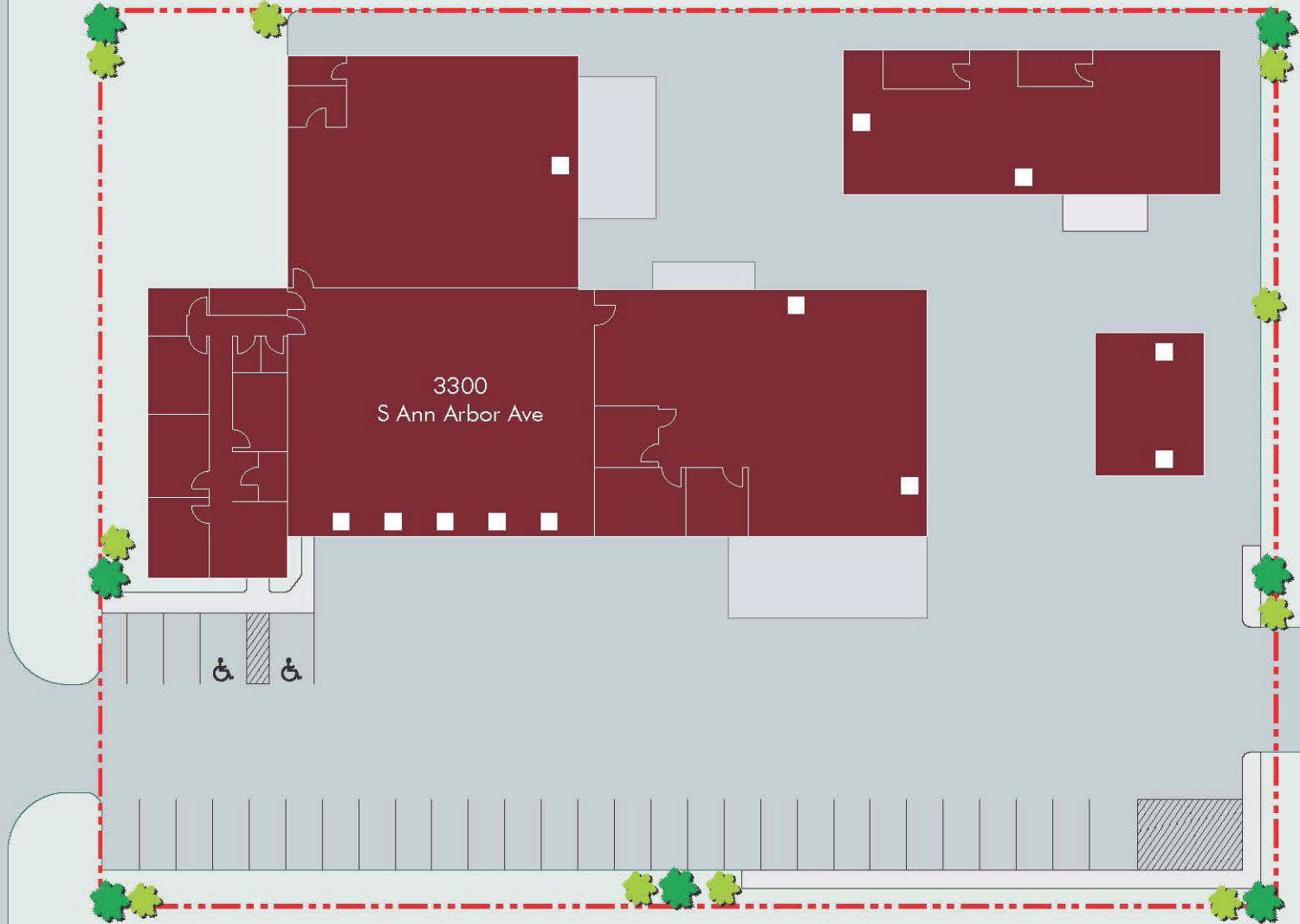
S Ann Arbor Ave

**Also for Sale
3225 Melcat Drive**

Melcat Drive

FLOOR/SITE PLAN

S ANN ARBOR AVE



VICINITY MAP



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