



Property Description

A new development offering two sizes of Class "A" industrial/ flex space with fenced yard. The buildings are constructed of precast concrete with TPO roofing and concrete pavement. Each building is initially planned to provide approximately 1,500 sq ft of finished office area but can also be designed to accommodate the operator's specific needs. The buildings eave height is 18 feet. Electrical to the buildings is 120/208, 3 phase service up to 200 amps. Other features include clear span warehouse area, grade and dock level access and 14' overhead doors. The office finish is Class "A"; windows and doors are above standard anodized aluminum with insulated low-e glass. Market Kelley Business Park is conveniently located at NE 122nd Street and Kelley Avenue, providing quick accessibility to Broadway Extension and the Kilpatrick Turnpike.

Property Highlights

- For Sale or Lease
- Zoned I-1
- Fenced Yard
- Grade and Dock Access

Offering Summary

Sale Price:	\$2,350,000 (10,500 sf)
Lease Rate:	\$16.00 SF/yr (NNN)
Number of Buildings:	6
Available SF:	8,000 - 10,500 SF

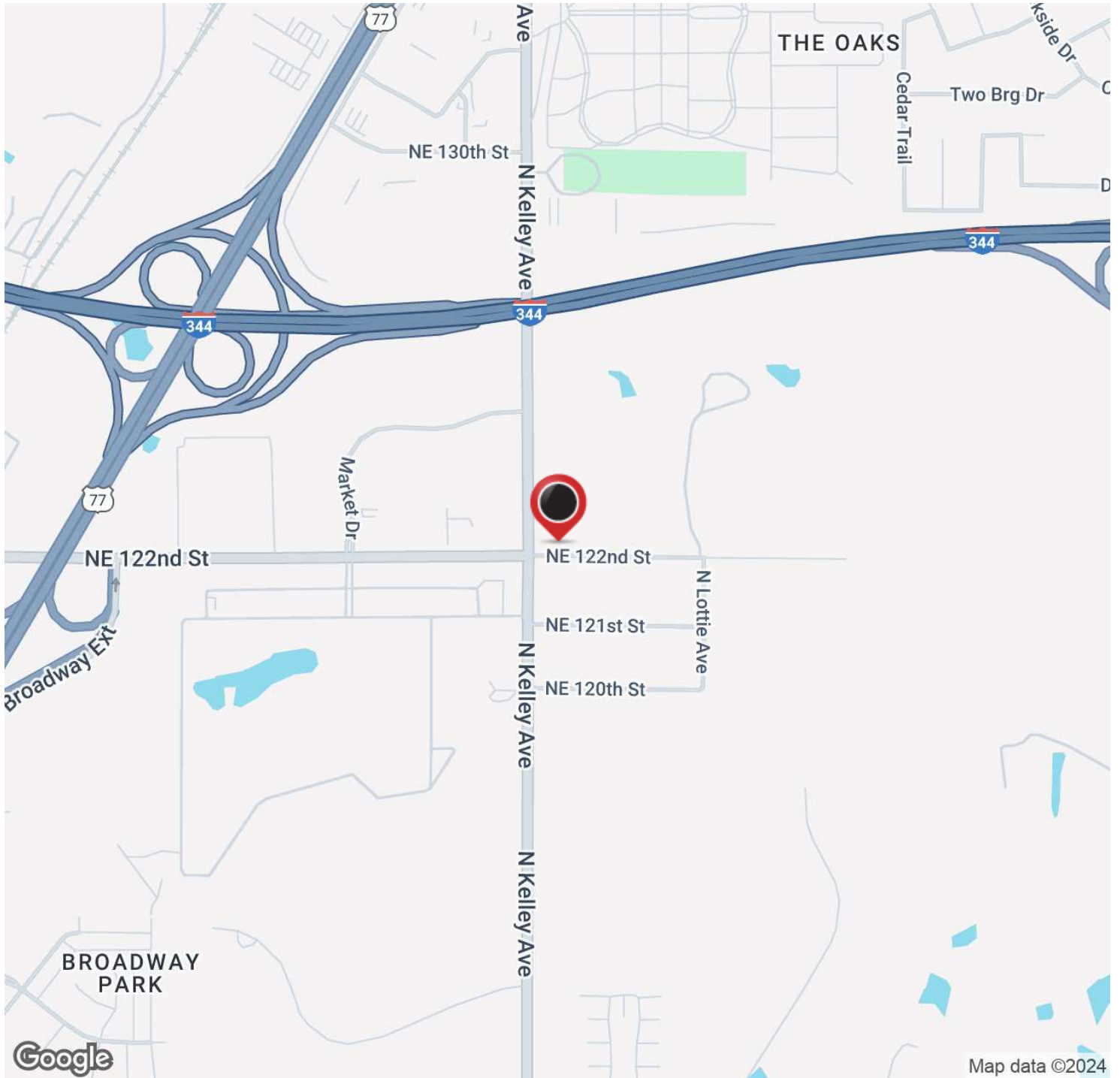
Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	76	240	1,299
Total Population	146	439	2,453
Average HH Income	\$103,362	\$93,253	\$89,016

RICK PRITCHETT, CCIM

405.605.0825

rick@precorruffin.com





RICK PRITCHETT, CCIM

405.605.0825

rick@precorruffin.com



PRECORRUFFIN

For Sale & Lease

Market Kelley Business Park

NW 122ND AND KELLY AVENUE



RICK PRITCHETT, CCIM

405.605.0825

rick@precorruffin.com

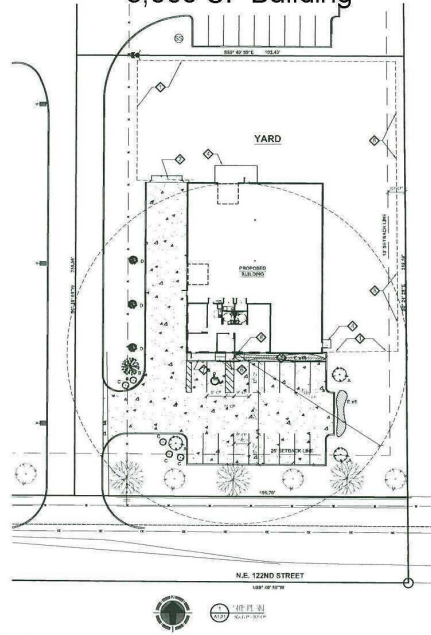


PRECORRUFFIN

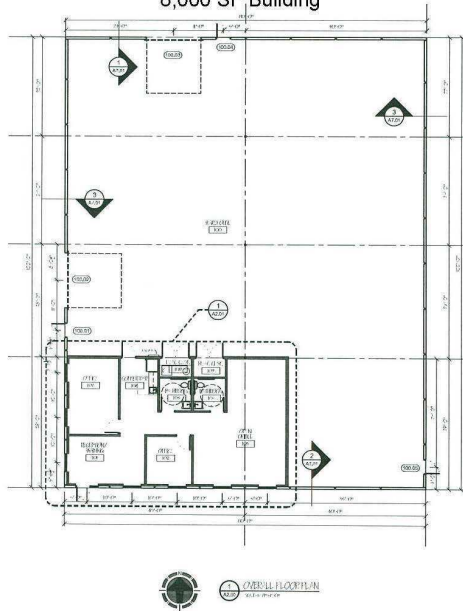
PRECOR RUFFIN | 825 N. BROADWAY, SUITE 300, OKLAHOMA CITY, OK 73102 | 405.605.0825 | PRECORRUFFIN.COM

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, PrecorRuffin, LLC has not verified it and makes no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy.

Site Plan
8,000 SF Building



Floor Plan
8,000 SF Building



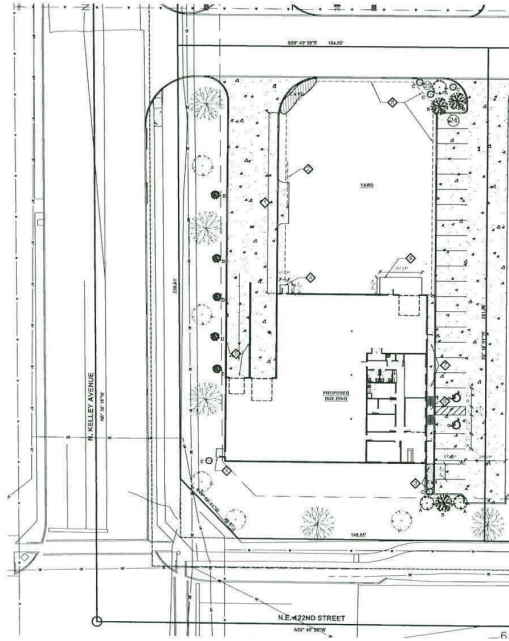
RICK PRITCHETT, CCIM

405.605.0825

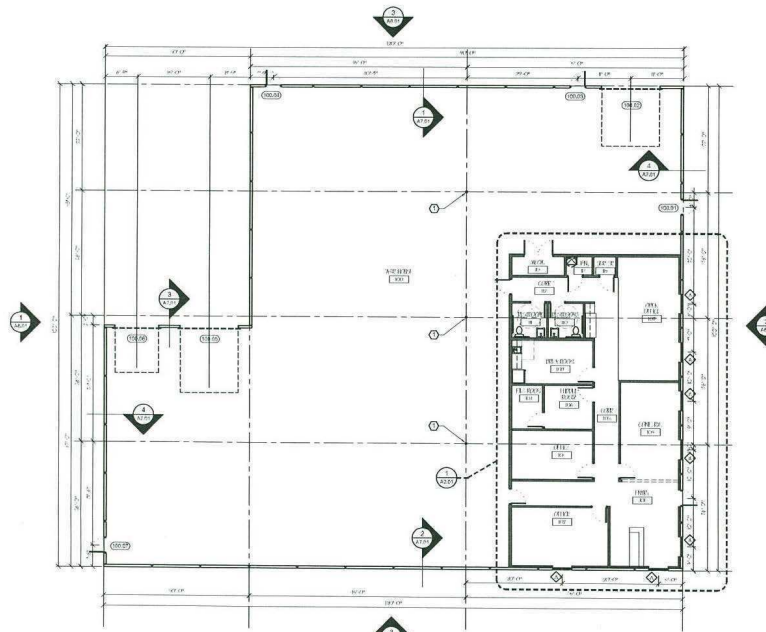
rick@precorruffin.com



Site Plan
10,500 SF Building



Floor Plan
10,500 SF Building



RICK PRITCHETT, CCIM

405.605.0825

rick@precorruffin.com



PRECORRUFFIN