



## 2524 NW 2nd St

2524 NW 2nd St, Oklahoma City, OK 73107



**Brian Coombs**

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# 2524 NW 2nd St

\$649,900

The flex/warehouse space offers a wide variety of options for your business. Remodeled and updated in 2025. Featuring a new 7.5 ton HVAC in the warehouse and a 3 ton HVAC for the office area, a 300 Sqft mezzanine for storage or another office, 2 12ft doors, all new lighting throughout, a kitchenette with granite counters, stainless steel fridge, new sinks and toilets in both bathrooms and fresh paint inside and out and a huge parking lot for those work trucks....

- Newly renovated and updated. Featuring a new 7.5 ton HVAC for the warehouse and 3 ton HVAC for the office. Fresh paint inside and out!



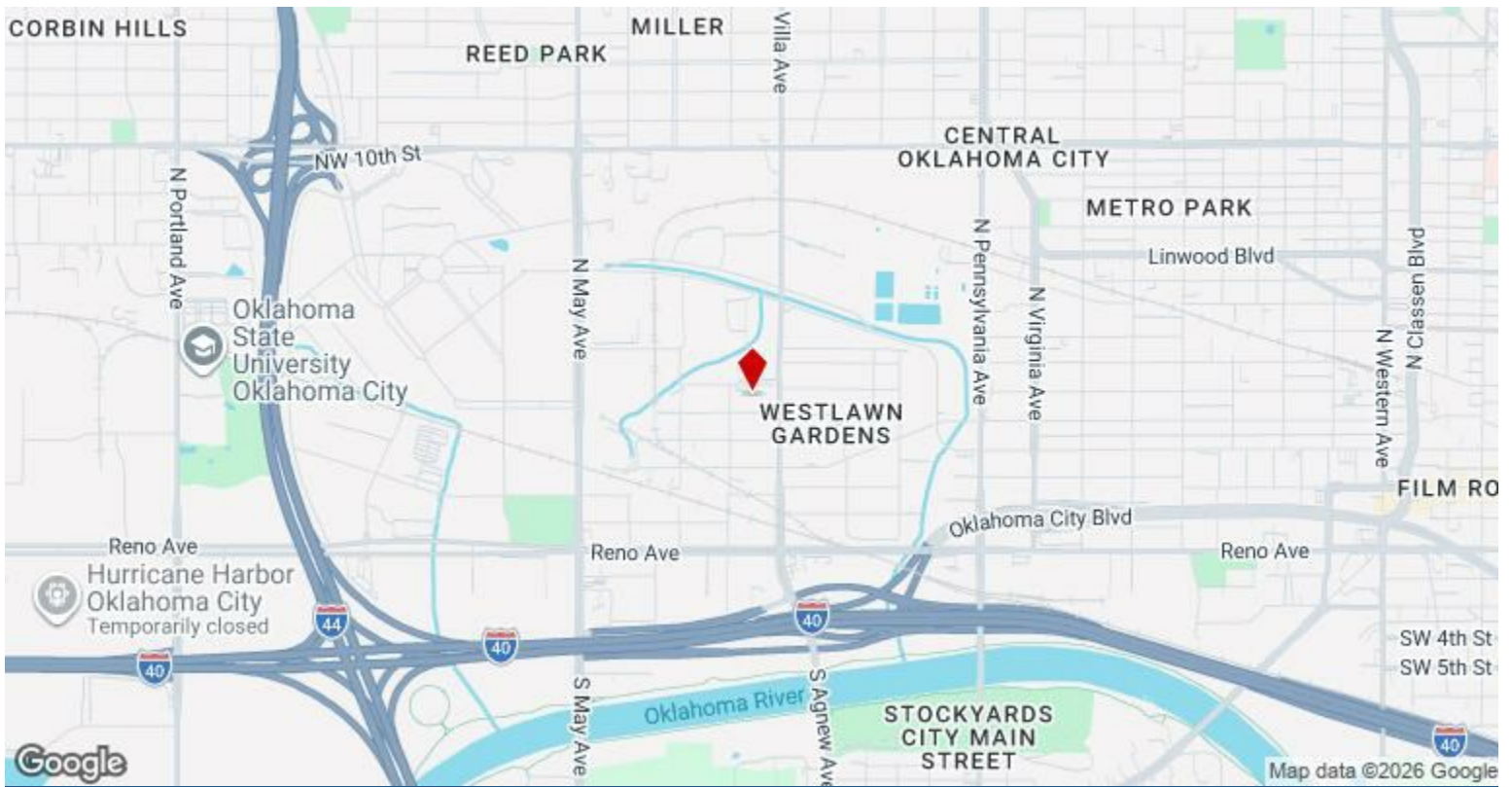
Price:	\$649,900
Property Type:	Industrial
Property Subtype:	Manufacturing
Building Class:	C
Sale Type:	Owner User
Lot Size:	0.32 AC
Gross Building Area:	3,500 SF
Rentable Building Area:	3,500 SF
No. Stories:	1
Year Built:	1985
Tenancy:	Single
Clear Ceiling Height:	12 FT
No. Drive In / Grade-Level Doors:	2
Zoning Description:	I-2
APN / Parcel ID:	072090900

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## Major Tenant Information

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Tenant	SF Occupied	Lease Expired
Fallon Mortuary Service Inc	-	



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# Property Photos



Reception Area



Kitchenette

# Property Photos



Bathroom 1



Office 1

# Property Photos



Warehouse



Warehouse with air ducts

# Property Photos



Storage and stairs to Mezzanine

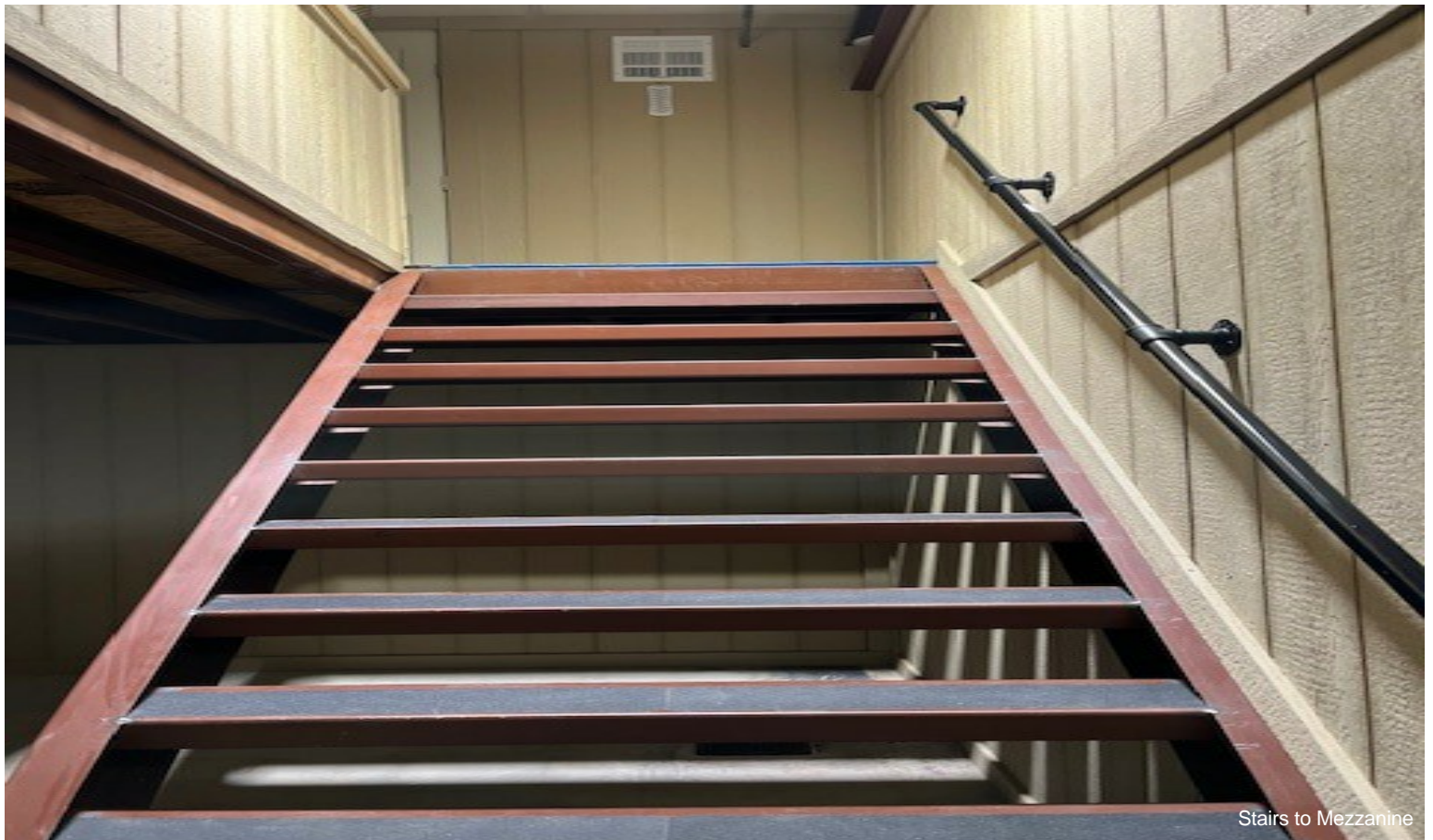


Warehouse

## Property Photos



12 ft bay doors



Stairs to Mezzanine

# Property Photos



Warehouse includes new lighting, HVAC ducts and large fan

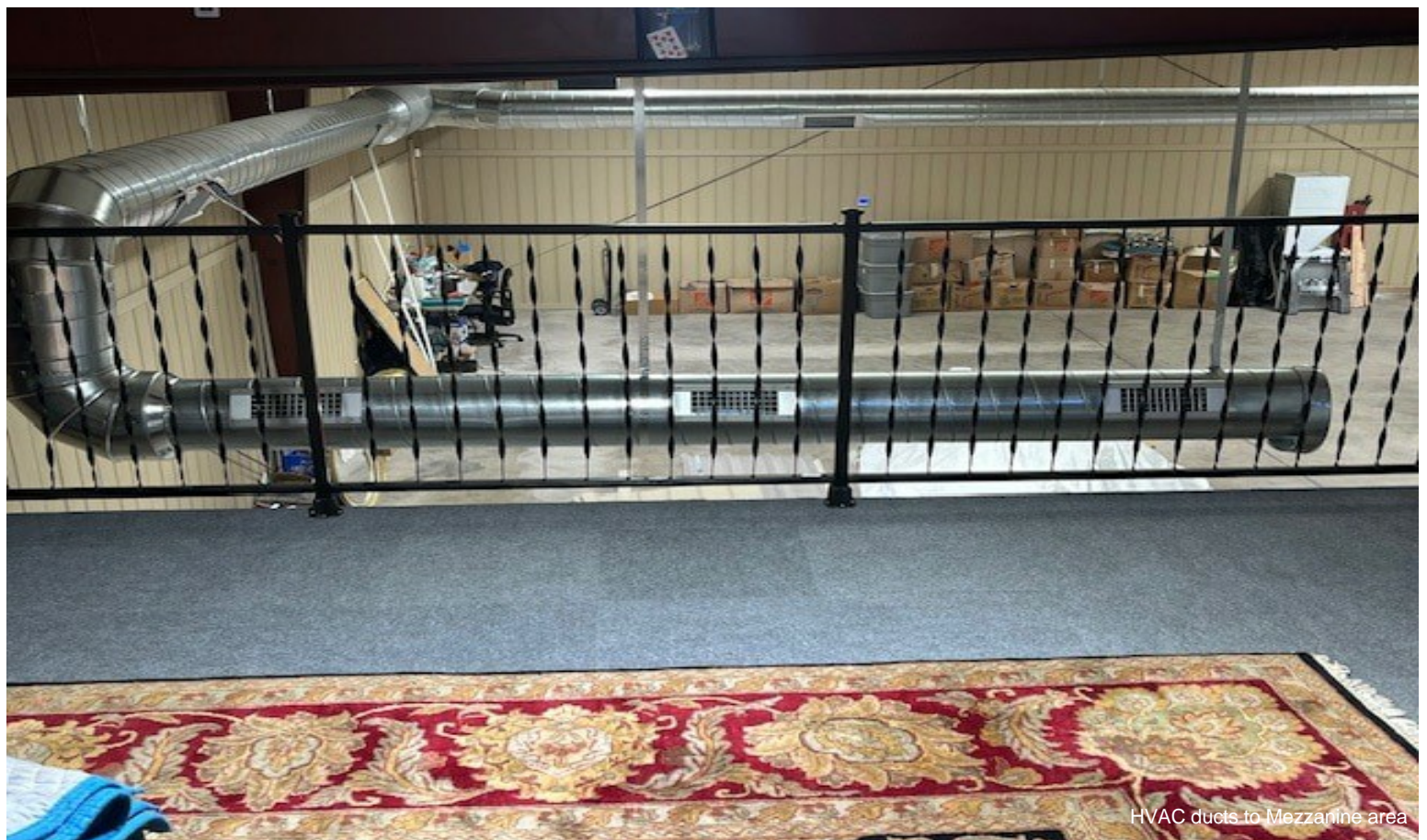


IMG\_8213

# Property Photos



Mezzanine area



HVAC ducts to Mezzanine area

# Property Photos



Mezzanine



IMG\_8229

# Property Photos



Fresh exterior paint



huge parking lot and fully fenced

# Property Photos



Newer 7 ton HVAC



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# Property Photos



Newer HVAC



repainted roof