

# FOR LEASE

2609 S VERMONT AVE, OKLAHOMA CITY, OK, 73108



**HORIZON**  
COMMERCIAL REAL ESTATE

**David Portman, CCIM**  
Principal  
405.850.1107

301 Lilac Drive, Ste 200  
Edmond, OK 73034  
[www.horizoncreek.com](http://www.horizoncreek.com)












# PROPERTY INFORMATION

**\$8.50/sf + NNN**

<b>PROPERTY TYPE</b>	WAREHOUSE / OFFICE
<b>SPACE SIZE</b>	8,750 SF
<b>OFFICE SF</b>	900 SF
<b>CLEAR HEIGHT</b>	16' - 21'
<b>ZONING</b>	INDUSTRIAL
<b>YEAR BUILT</b>	2015

-  MODERN LIGHT INDUSTRIAL BUILDING FOR LEASE
-  INCLUDES 900 SF OF OFFICE SPACE AND AMPLE PARKING
-  4 -12x12 OVERHEAD DOORS WITH PULLTHROUGH ACCESS TO THE BACK LOT
-  FEATURES LARGE OUTSIDE STORAGE THAT IS FENCED AND GRAVELED (15,700 SF)
-  480 3 PHASE - 400 AMP OF POWER
-  NEAR NUMEROUS RESTAURANTS AND HOTELS ALONG SOUTH MERIDIAN.
-  QUICK ACCESS TO I-40, I-44, AND WILL ROGERS WORLD AIRPORT

ALTHOUGH THE INFORMATION HAS BEEN OBTAINED FROM TRUSTWORTHY SOURCES, HORIZON CRE MAKES NO GUARANTEES, ASSURANCES, OR WARRANTIES ABOUT THE COMPLETENESS OR ACCURACY OF THE DATA. THIS PROPERTY IS BEING PRESENTED WITH THE POSSIBILITY OF ERRORS AND OMISSIONS. MODIFICATIONS MAY OCCUR THAT ALTER THE FACTS OF THIS PRESENTATION WITHOUT NOTICE.



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