

CORNMAN PROPERTY
SOLUTIONS



COMMERCIAL/RESIDENTIAL SALES & MANAGEMENT

405-312-8349

JERE CORNMAN

TEAM@CORNMANPROPERTY SOLUTIONS.COM

Near the State Fairgrounds/Industrial Office
and Warehouse space

2541 Northwest 2nd Street

Oklahoma City, OK 73107



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Aerial view of the property



Offering Summary

Sale Price: \$1,950,000.00

Building Size: 19,790

Lot Size: 1.65

Price/SF: \$98.53

Year Built: 2004

Zoning: 1-2

Property Highlights

- Easy access to I-40
- Office and warehouse space offers flexibility to accommodate your needs
- Onsite parking

Property overview

This is a one owner property built in 2004 and is in excellent condition.

Building amenities include:

- Pre-engineered metal building with Main Frames on the east and west end for additional build out
- 4,371 SF of 11 Professional offices/2 conference rooms/5 restrooms
- 15,500 SF of warehouse space
- 9,610 SF of Work yard
- 440 Voltage
- Storm shelter/16 camera security system
- 8-12' overhead doors
- 16' eave Height on the main building
- Seller would like to lease back for a year, but negotiable

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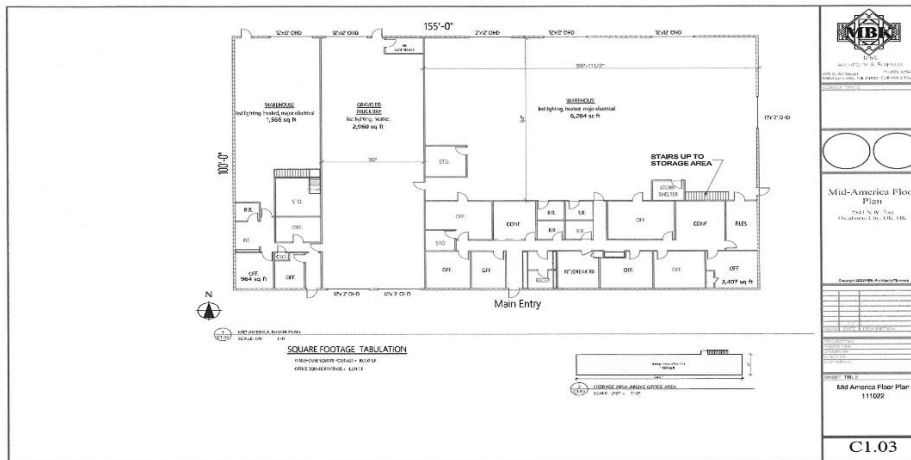
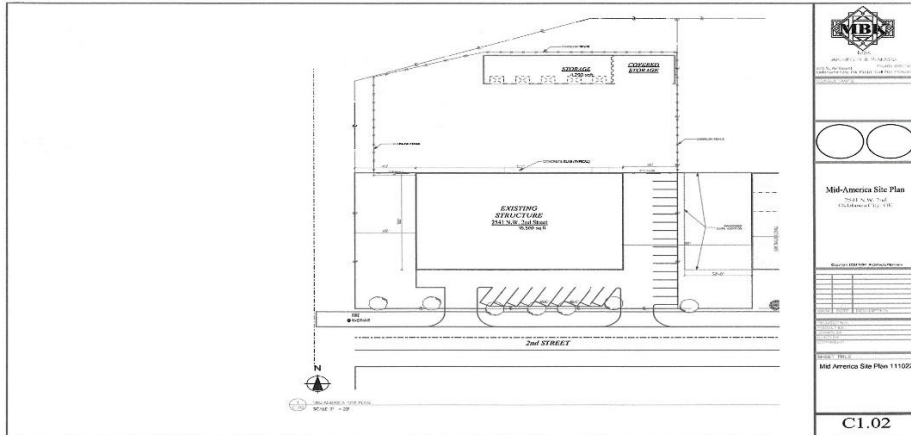
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Site Map and Floor Plan



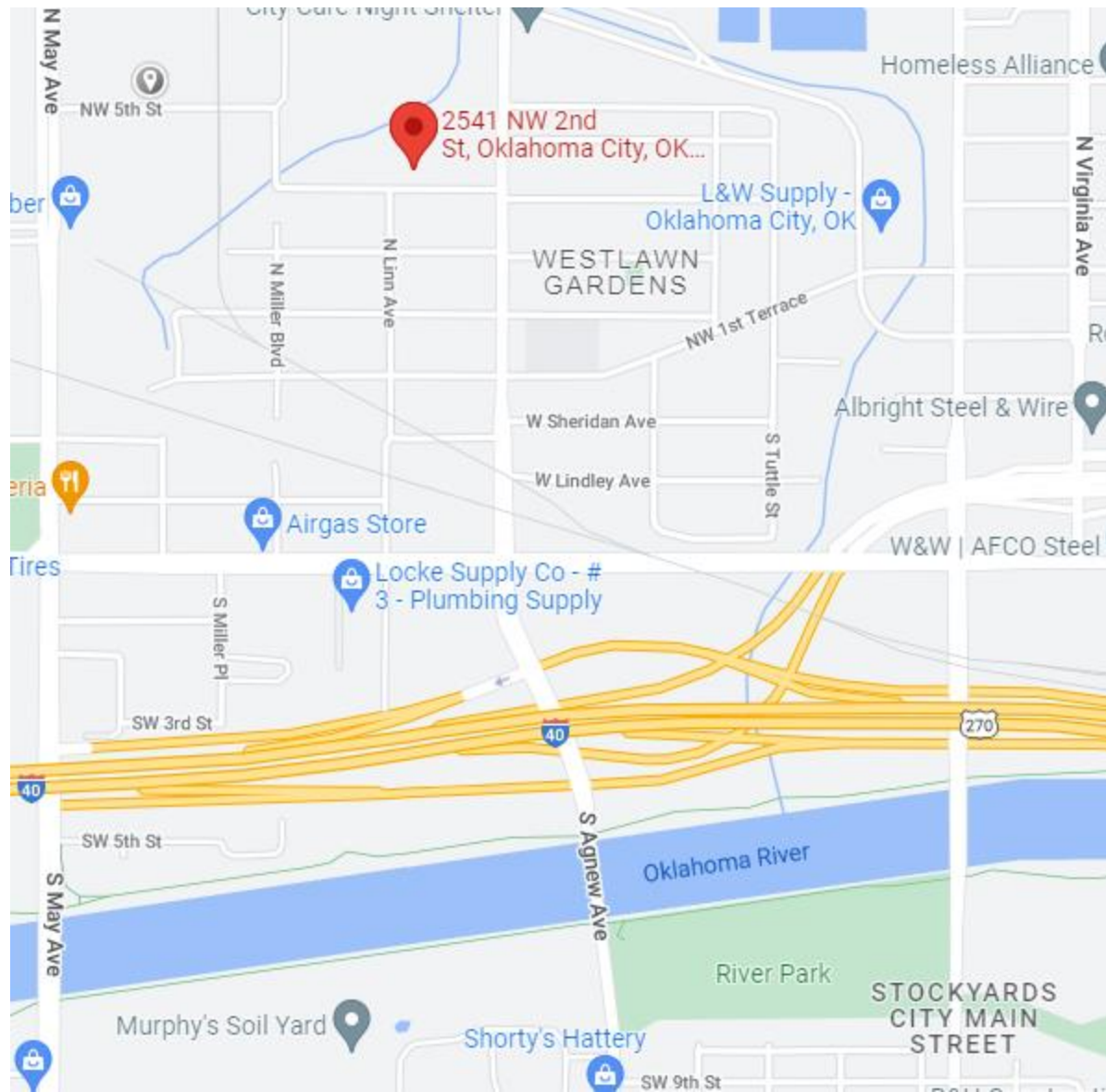
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