

1626 SE 40TH

1626 SE 40th St, Oklahoma City, OK 73129

INDUSTRIAL PROPERTY FOR LEASE



PROPERTY DESCRIPTION

This newly renovated single user industrial site consists of two buildings that sit on a 2.14 AC, which fully fenced and graveled allowing for easy truck access from I-35. The west building is 10,120 SF featuring (4) 14' x 14' overhead doors, a break room, 2 bathrooms, 3 offices, and a lobby. The east building is 6,042 SF featuring a 15 ton crane, (7) overhead doors, and a 20' clear height. It includes 1 office and 1 bathroom.

PROPERTY HIGHLIGHTS

- West Bldg: 16'; East Bldg: 20' Clear height
- West Bldg: (4) OH doors; East Bldg: (7) OH doors
- West Bldg: (3) offices; (2) bathrooms; lobby; break room
- East Bldg: (1) office; (1) bathroom
- LED lighting
- Graveled and fenced yard - 2.14 AC
- 480v 3 phase 200 amp

OFFERING SUMMARY

Lease Rate:	\$8 SF/yr (NNN)
West Building:	10,120 SF
East Building:	6,042 SF
Total:	16,162 SF
Lot Size:	2.14 Acres
Zoning:	I-2 (moderate industrial)

ANDREW HWANG, ESQ

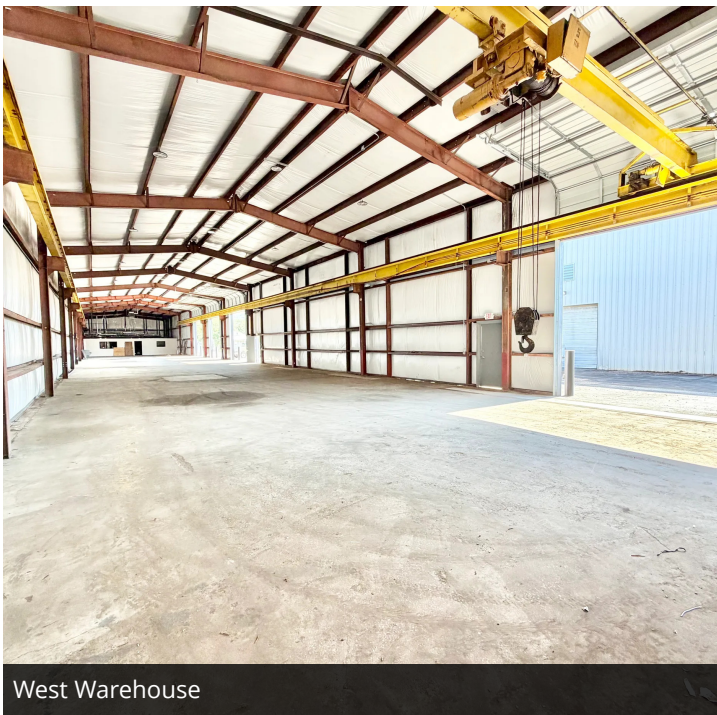
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West Warehouse Break Room



West Warehouse Office



Ground Level Exterior



East Warehouse Office

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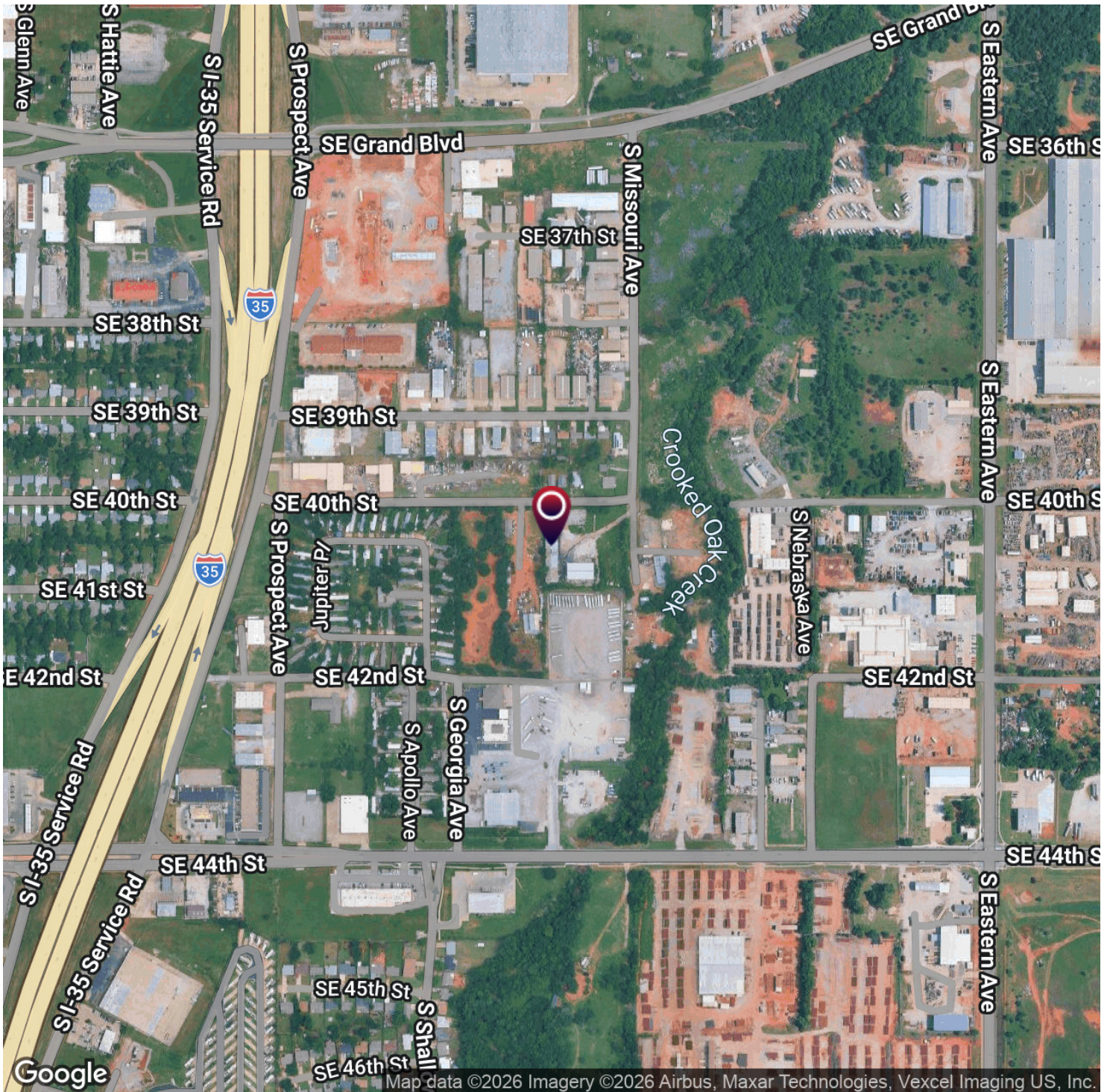
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