

OFFICE/WAREHOUSE | FOR SALE OR LEASE

3121 Lakeside Dr., Oklahoma City, OK 73179



Asking Price: \$1,350,000

Lease Rate: \$12.00/Sf/Yr NNN

Property Overview:

This property is situated in an amenity-rich area, featuring numerous restaurants and hotels nearby. It is conveniently located just 2 miles south of I-40, approximately 1 mile north of Hwy 152, and less than 5 miles from Will Rogers World Airport.



Caleb Cox

405.923.6240

caleb@victorycre.com



Details

Total SF	6,960 (58% office, 42% warehouse)	Submarket	Southwest
2024 NNNs	\$2.73 PSF	Cross Streets	SW 29th & Meridian
Year Built	2007	Grade Level Doors	(2) 12'H X 12'W
Lot Size	1.72 acres	Zoning	I2 (Moderate Industrial)

Details

4,000 sf of office space and 2,960 sf of warehouse space. 8 private offices, conference room, break room, IT room, and built in furniture in some areas. 23 car parks in front. Additional concrete parking in fenced in area in back.

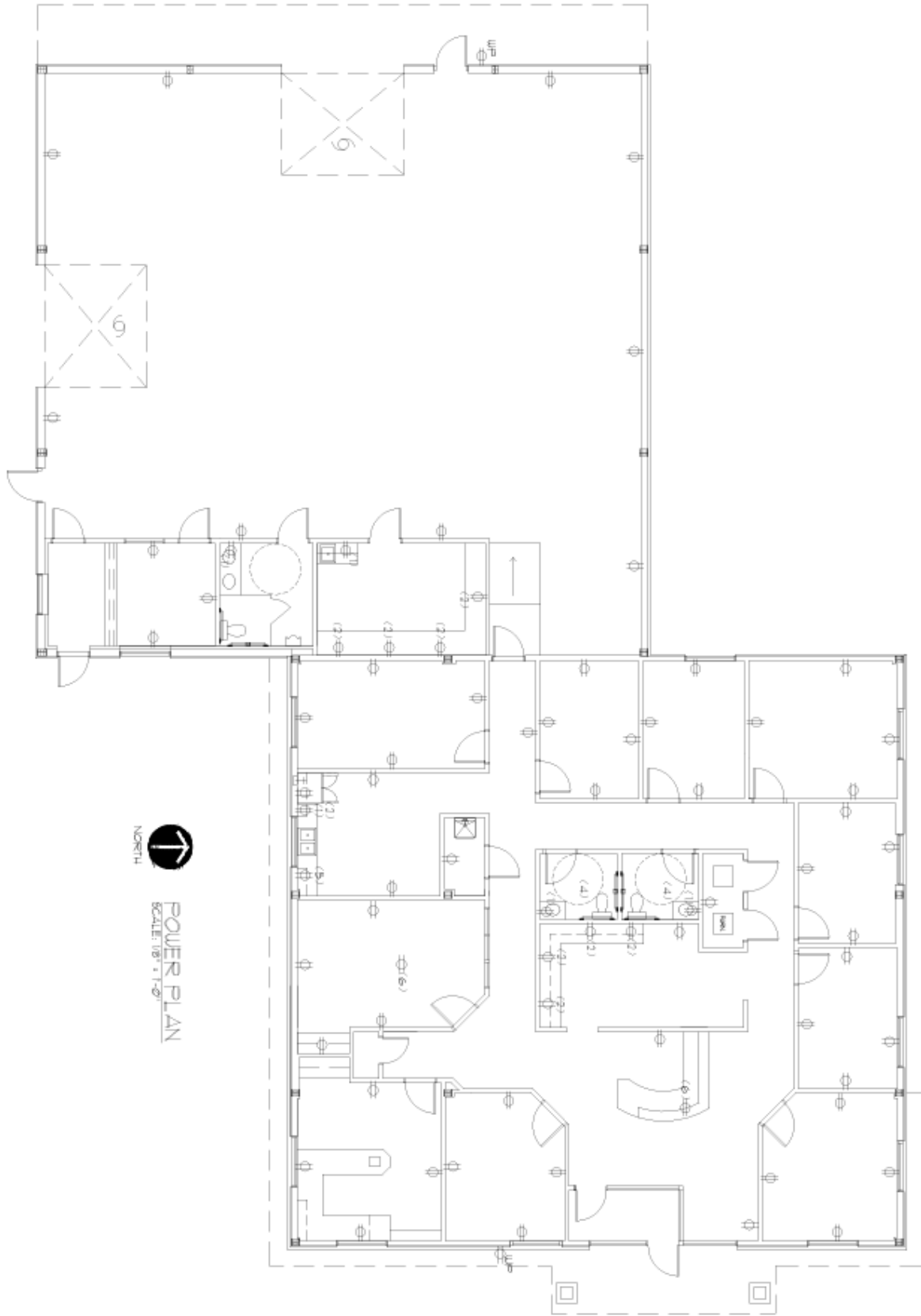
Description

Ideal for those seeking the privacy and exclusivity of a single-tenant building, this property offers more office space than a typical industrial facility. With high-quality finishes, plenty of parking, secured outside storage, and ample warehouse space, it provides the perfect balance of seclusion and functionality for your business needs.





The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.



POWER PLAN
SCALE: 1/8" = 1'-0"



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