

FOR LEASE

2810 W RENO RENOVATED

2810 W RENO AVE, OKLAHOMA CITY, OK 73107



BANTA

Property Group

BANTA PROPERTY GROUP, LLC

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308 SW 25TH, OKLAHOMA CITY, OK 73109

ZACK CONROY

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OFFERING SUMMARY

Lease Rate:	\$11.68 SF/yr (MG)
Building Size:	6,164 SF
Parking SF:	7,105 SF
Year Built:	1968
Renovated:	2026
Zoning:	I-1
Market:	Oklahoma City
Submarket:	Central
Traffic Count:	22,239
Signage:	Pylon
Power:	3-Phase
Restrooms:	3+Shower
Overhead Doors	(9) 12'x14'

PROPERTY OVERVIEW

The shop floor comes fully outfitted with turn-key industrial infrastructure, including pre-installed Rotary two-post vehicle lifts, a built-in overhead crane gantry with a hoist, an integrated in-floor mechanics' service pit, and a fully piped compressed air network. Distributed ceiling-hung heaters maintain a reliable working climate year-round.

The property also includes a modernized, climate-controlled customer office and reception hub featuring premium faux-wood flooring, updated lighting, private restrooms, and a large shop observation window. Positioned directly flush with the roadway for effortless drive-in access, the site features a high-visibility pylon sign structure at the street edge for maximum branding impact. Built with premium precast double-T concrete ceilings, the workspace offers a completely column-free open floor plan with a high clear height.

PROPERTY HIGHLIGHTS

- Piped Compressed Air System
- Precast Double-T Concrete Ceilings
- Turn-Key Office & Reception
- Overhead Crane Gantry & Vehicle Lifts

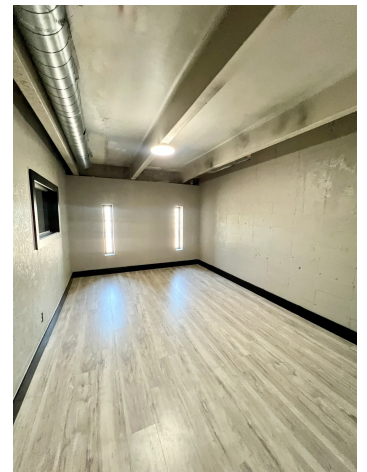
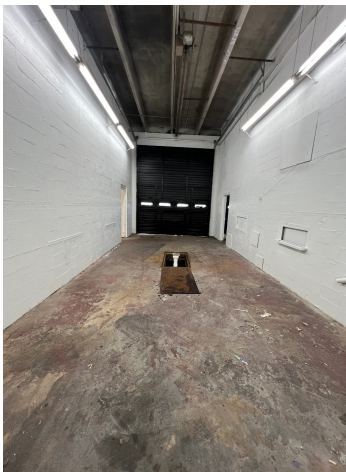
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BUILDING INFORMATION

Tenancy	Single
Number of Cranes/Lifts	5
Ceiling Height	20 ft
Minimum Ceiling Height	8 ft
Office Space	630 SF
Number of Floors	2
Year Built	1968
Year Last Renovated	2026
Gross Leasable Area	6,164 SF
Construction Status	Existing
Warehouse %	90.0%
Framing	Load-Bearing Masonry Construction with a Precast Concrete Roof Structure.
Condition	Excellent
Roof	2026 restoration - flat design covered with a built-up rock (tar and gravel) roof system.
Free Standing	Yes
Walls	Masonry Concrete Block
Ceilings	Premium Double-T Concrete
Floor Coverings	Concrete - raw low maintenance
Foundation	Heavy-duty, reinforced automotive-grade slab poured specifically for a service garage.
Exterior Walls	Masonry Concrete Block
Mezzanine	Offices, Restroom, Shower. Glass overlooking warehouse/ service area
Office Buildout	Renovated. Two-Level Office / Operations Area: ±620 SF of climate-controlled office space, including a ±310 SF ground-floor reception/check-in area with private restroom and warehouse viewing

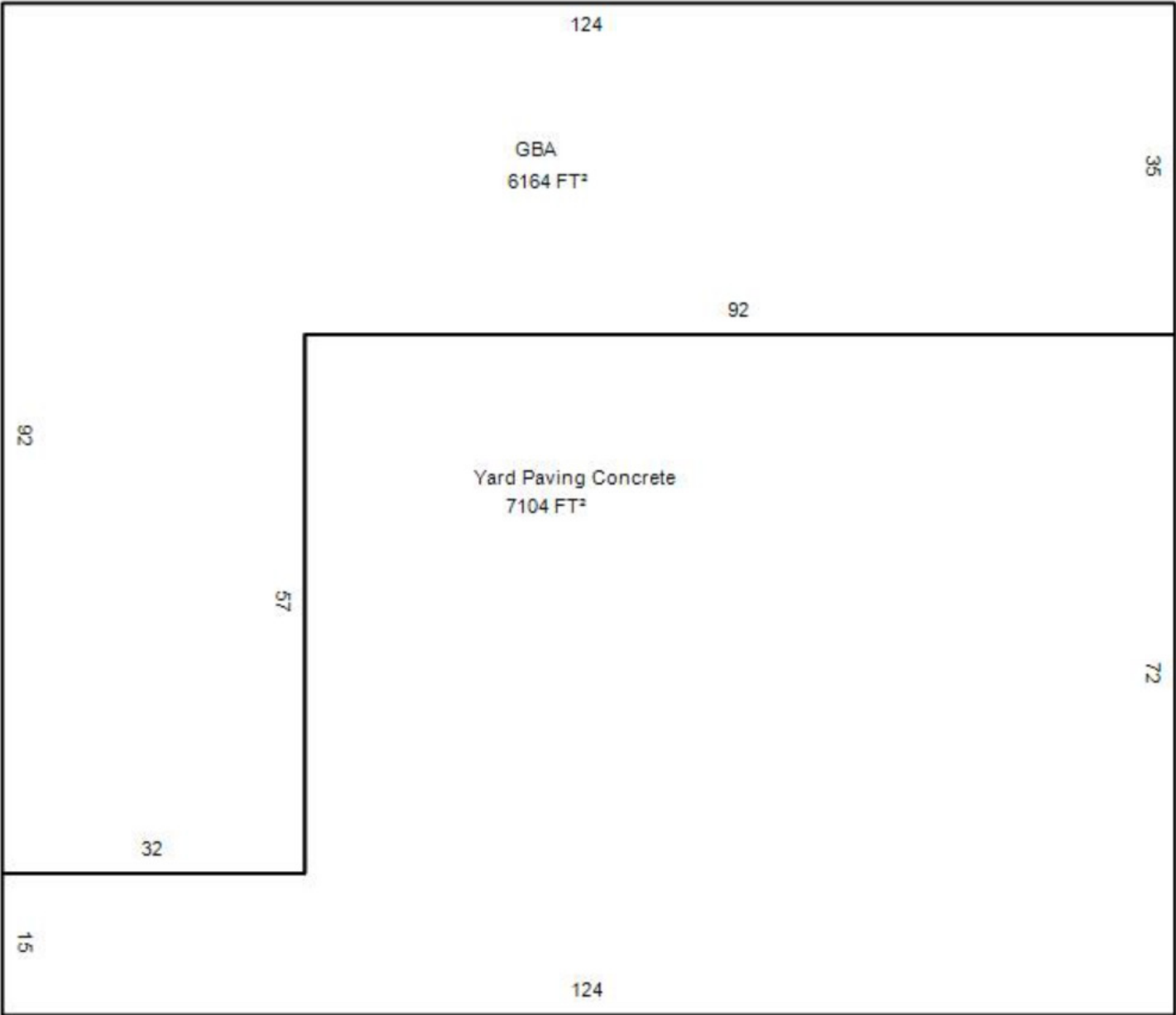
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ZACK CONROY

Commercial Real Estate Advisor

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OK #202832

PROFESSIONAL BACKGROUND

Zack Conroy is a commercial real estate broker and Vice President at Banta Property Group, specializing in office, flex, and sports/entertainment assets across the Oklahoma City metro. With over half a decade of dedicated experience in sales, leasing, and landlord/tenant representation, Zack brings a sharp, solutions-oriented approach to every deal—ranging from customized CRE consulting to hands-on transaction management. His unique ability to thoroughly comprehend both sides of a transaction has resulted in numerous high-value, successfully negotiated deals on behalf of his clients.

Before entering commercial real estate, Zack built a diverse and resilient professional foundation across several demanding industries. He spent 12 years in industrial manufacturing in Tacoma, Washington, producing cold-rolled steel products for the mining sector under his grandfathers tutelage. He later served as a deck boss on commercial fishing vessels in Alaska and facilitated premium hospitality operations at world-class venues like the Yellowstone Club. These varied roles shaped Zack's hands-on leadership style, practical grit, and unique capacity to coordinate win win deals.

Zack earned a degree in Environmental Studies from Montana State University, where he also played and coached baseball for the Mountain West Conference. He is an active member of the Oklahoma City Chamber of Commerce, Rotary Club 29 and the Commercial Real Estate Council of Oklahoma City , and he was awarded the council's 2024 Office Sale Transaction of the Year. Originally raised on a small island in the Pacific Northwest, Zack now lives in the OKC metro with his wife, Grace, sons, and two dogs. They are avid snow skiers, love spending time at

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