

3225 MELCAT DR

OKLAHOMA CITY, OKLAHOMA 73179

MANUFACTURING BUILDING WITH PAVED YARD



CBRE

39,353 SF ON 3 AC
SALE PRICE: \$4,695,000

PROPERTY HIGHLIGHTS

Building Size	39,353± SF, includes 2,850± SF mainenance area
Office	6,000± SF
Bonus Space	2,600± SF of canopy storage and 900± SF material storage shed
Land Size	3± AC
Year Built	2006
Zoning	I-2 (Moderate Industrial)
Power	4,000 Amps, 460 Volts, 3-Phase
Security System	Yes
Grade Level Doors	One 20' x 14' (Power Lift), one 23' x 14' (Sliding)
Yard	Fenced, mostly-paved
Lighting	High-efficiency fluorescent
Cranes	Six bridge cranes (one 10-ton, four 5-ton, one 3-ton)
Clear Height	30'; 24' under hook
Warehouse	Fully climate-controlled, fully spinkelered, bus ducts for power distribution throughout, exhaust fans, ventilation system, trench drains, 8" reinforced concrete slab; compressor room with compressor
Location	Easy access to I-40, I-44 and I-240 / Turnpike



PHOTOS



AERIAL

3225 Melcat Drive



S Ann Arbor Ave

**Also for Sale
3300 S Ann Arbor**

Melcat Drive

MELCAT DR



3225 Melcat Dr

SITE/FLOOR PLAN



VICINITY MAP



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