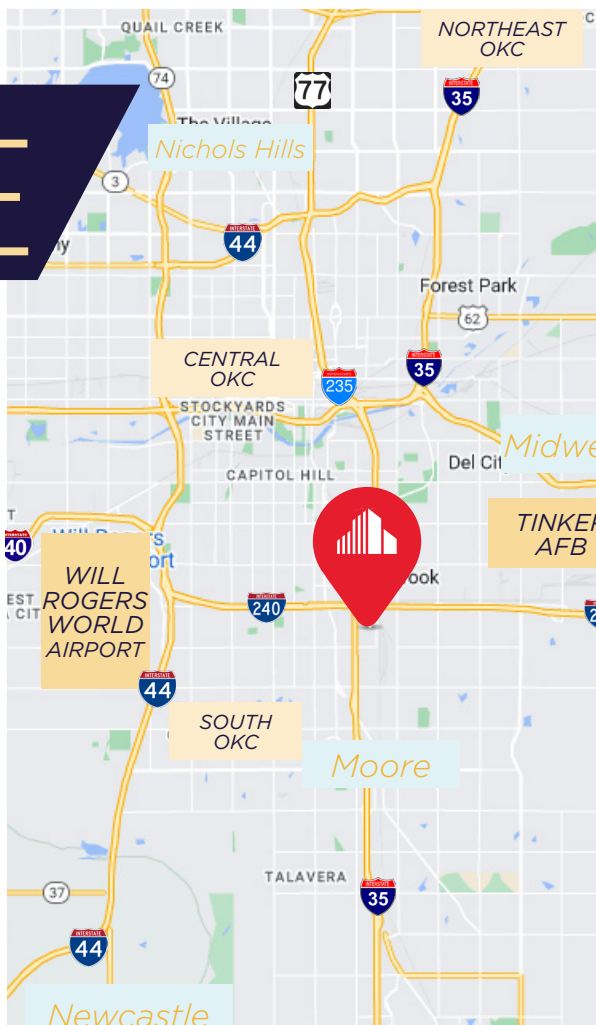




**NOW**  
**AVAILABLE**

**± 581,448 SF**  
**INDUSTRIAL**

**1300 SE 82ND STREET**  
**OKLAHOMA CITY, OK 73149**



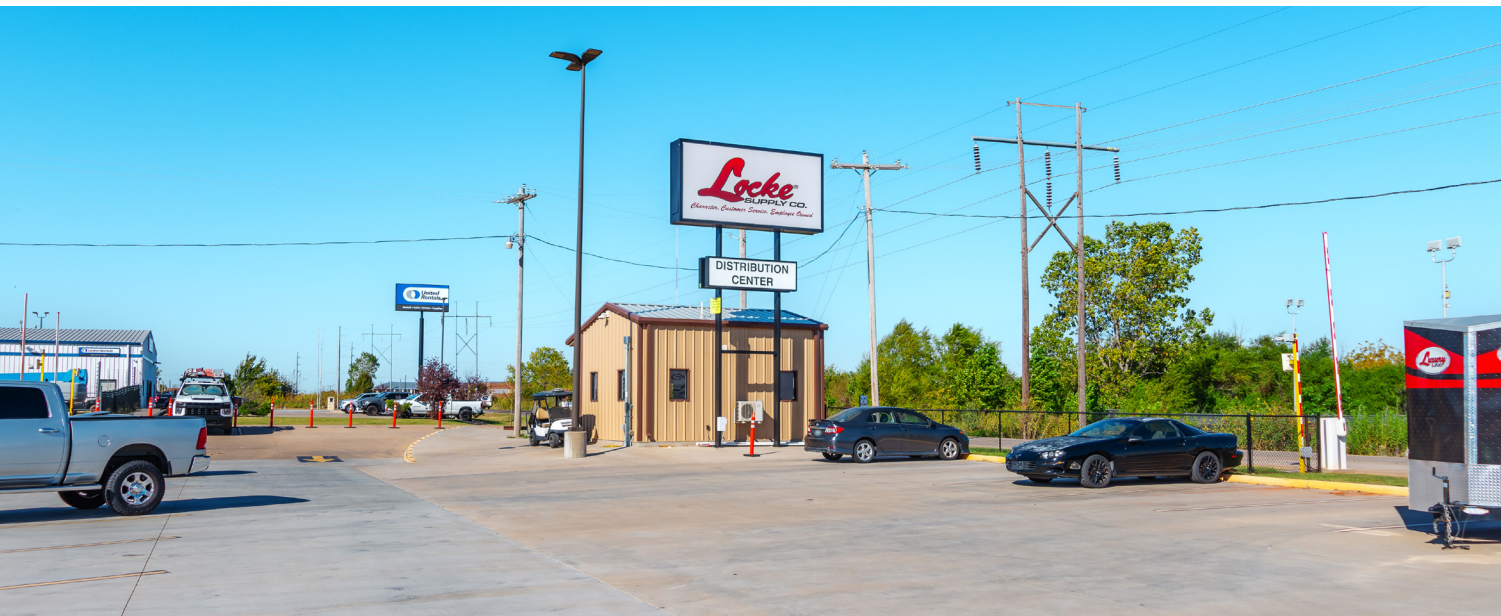
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## PROPERTY PHOTOS



## PROPERTY HIGHLIGHTS

- PROPERTY SIZE ± 581,448 SF
- AVAILABILITY ±581,448 SF
- OFFICE SPACE ± 31,000 SF
- ACRES ± 41.52
- DOCKS | DRIVE-INS 83 | 6
- CLEAR HEIGHT 17' - 30'
- YARD 7 ACRES CONCRETE
- RAIL POTENTIAL
- RACKING AVAILABLE

### \$4.15 NNN LEASE RATE

Purchase Price: Contact Broker

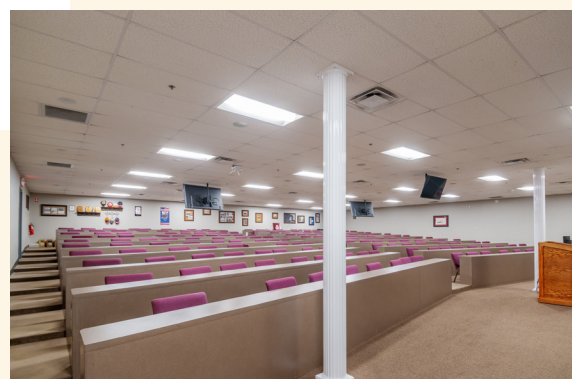


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The information contained herein is an opinion of value formed by our firm should not be considered an appraisal. In making any decisions that rely upon our work, be aware that we have not followed the specific guidelines for development of an appraisal or value analysis as set forth in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation. We appreciate the opportunity to work on this requirement and should you have any questions or need additional information please do not hesitate to contact me directly.

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## BUILDING BREAKDOWNS

No.	BUILDING	SIZE
1	South Warehouse	50,000 SF
2	North Warehouse	50,000 SF
3	East Dock	125,000 SF
4	2nd Dock	32,800 SF
5	1st Dock	19,000 SF
6	Office	31,000 SF
7 / 7a	Construction Shop	12,000 SF
8	Shop	
9	Atlas Wing	106,088 SF
10	Southwest Warehouse	91,800 SF
11	Guard Shack	576 SF
12	Pole Barn 1	11,000 SF
13	Pole Barn 2	11,000 SF
14	Truck Wash	
15	Breezeway	37,760 SF
16	Zone 59	14,000 SF
<b>Total</b>		<b>581,448 SF*</b>

*\*does not include pole barns and guard shack  
All measurements provided by owner & believed to be accurate*



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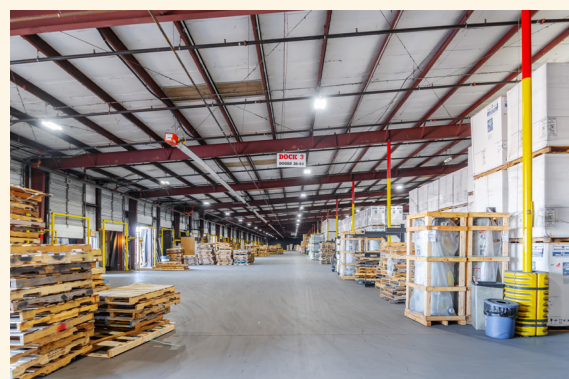
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## PROPERTY PHOTOS



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