

INDUSTRIAL PROPERTY FOR LEASE / SALE

1544 NW 4th Street, Oklahoma City, OK 73106

EXECUTIVE SUMMARY



OFFERING SUMMARY

| | |
|-----------------------|---------------------------|
| Lease Rate: | \$2,100.00 per month (MG) |
| Sale Price: | \$285,000 |
| Available SF: | 2,520 SF |
| Zoning: | Light Industrial (I-1) |
| Year Built/Renovated: | 1981 / 2025 |

LOCATION DESCRIPTION

Conveniently positioned off NW 4th Street and N Indiana Avenue, less than one mile from the I-40 and Pennsylvania Avenue interchange.

PROPERTY HIGHLIGHTS

- Recent upgrades include newly finished climate-controlled office space, bathroom, and LED lighting.
- With a clear height up to 21 feet, the space accommodates numerous light industrial needs such as manufacturing, logistics, and contractor service businesses.
- Property features two 12' X 14' grade-level overhead doors for easy access.
- Secure fenced outdoor storage conveniently accessible from N Indiana Avenue for seamless operations.
- Building equipped with 3-phase electrical power.
- Recent upgrades include newly finished climate-controlled office space, bathroom, and LED lighting.

ANDREW HWANG, ESQ

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CODY BEAT

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PROPERTY PHOTOS



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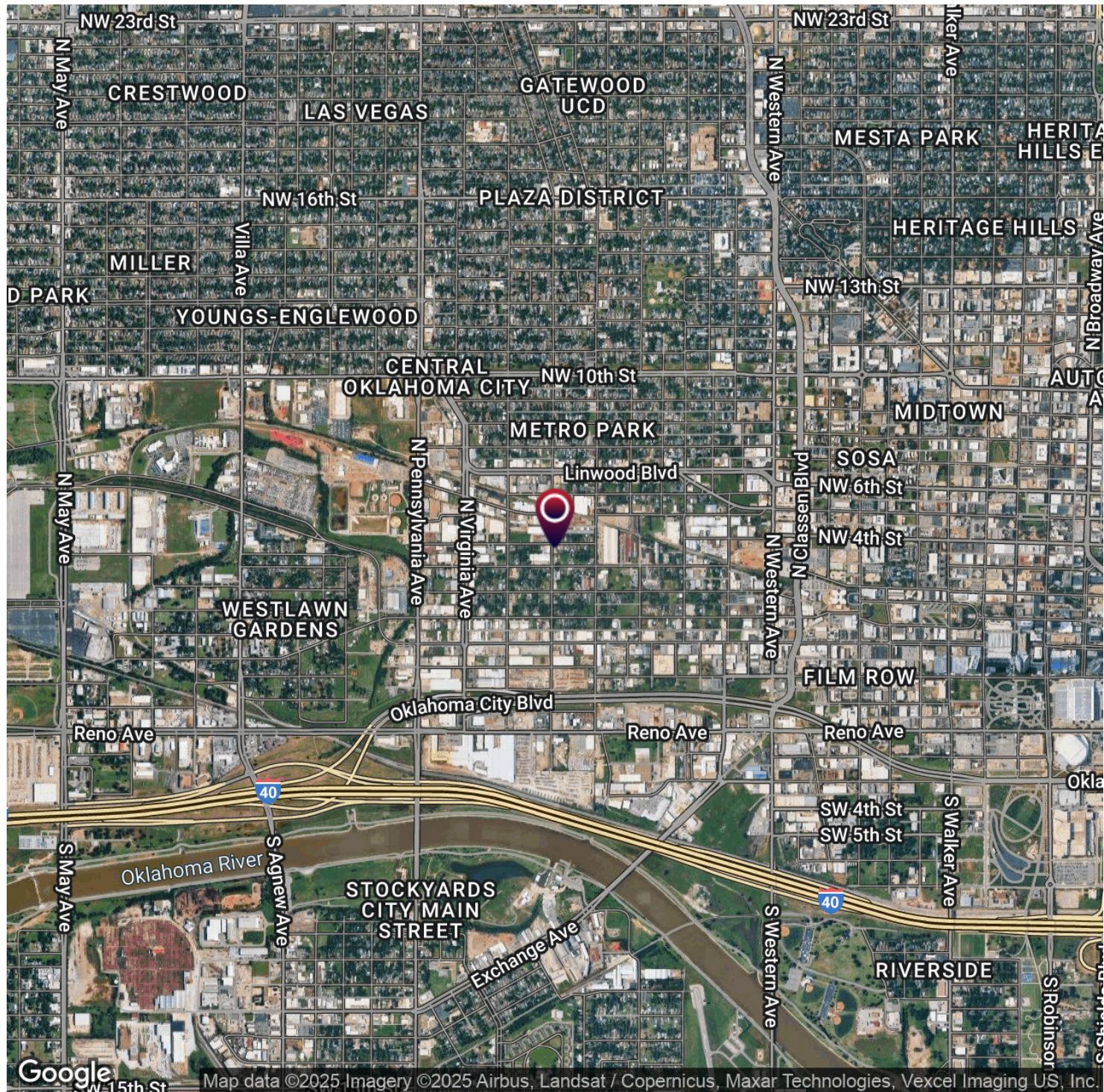
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LOCATION MAP



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