

5116 NW 3RD ST

5116 NW 3rd St, Oklahoma City, OK 73127

INDUSTRIAL PROPERTY FOR LEASE



PROPERTY DESCRIPTION

Conveniently situated in central Oklahoma City, this property offers easy access from Reno and I-40. The building features two overhead doors (12' x 14') and a generous 16' clear height, with modern LED lighting providing efficient illumination. In the office area, you'll find three private offices, two bathrooms, a welcoming lobby, and a break room that is fully conditioned. With 200A 3phase power, a fenced and graveled yard, this property offers versatility and practicality for a wide range of business operations.

PROPERTY HIGHLIGHTS

- Easy access from Reno and I-40
- 16' clear height; (2) Overhead doors (12' x 14')
- (3) Private offices; (2) Bathrooms; Lobby; Break room
- 200A 3phase
- Fenced and graveled yard

OFFERING SUMMARY

Lease Rate:	\$11 SF/yr (NNN)
Building Size:	5,052 SF
Lot Size:	27,373 SF
Zoning:	I-2 (moderate industrial)
Market:	Oklahoma City

ANDREW HWANG, ESQ

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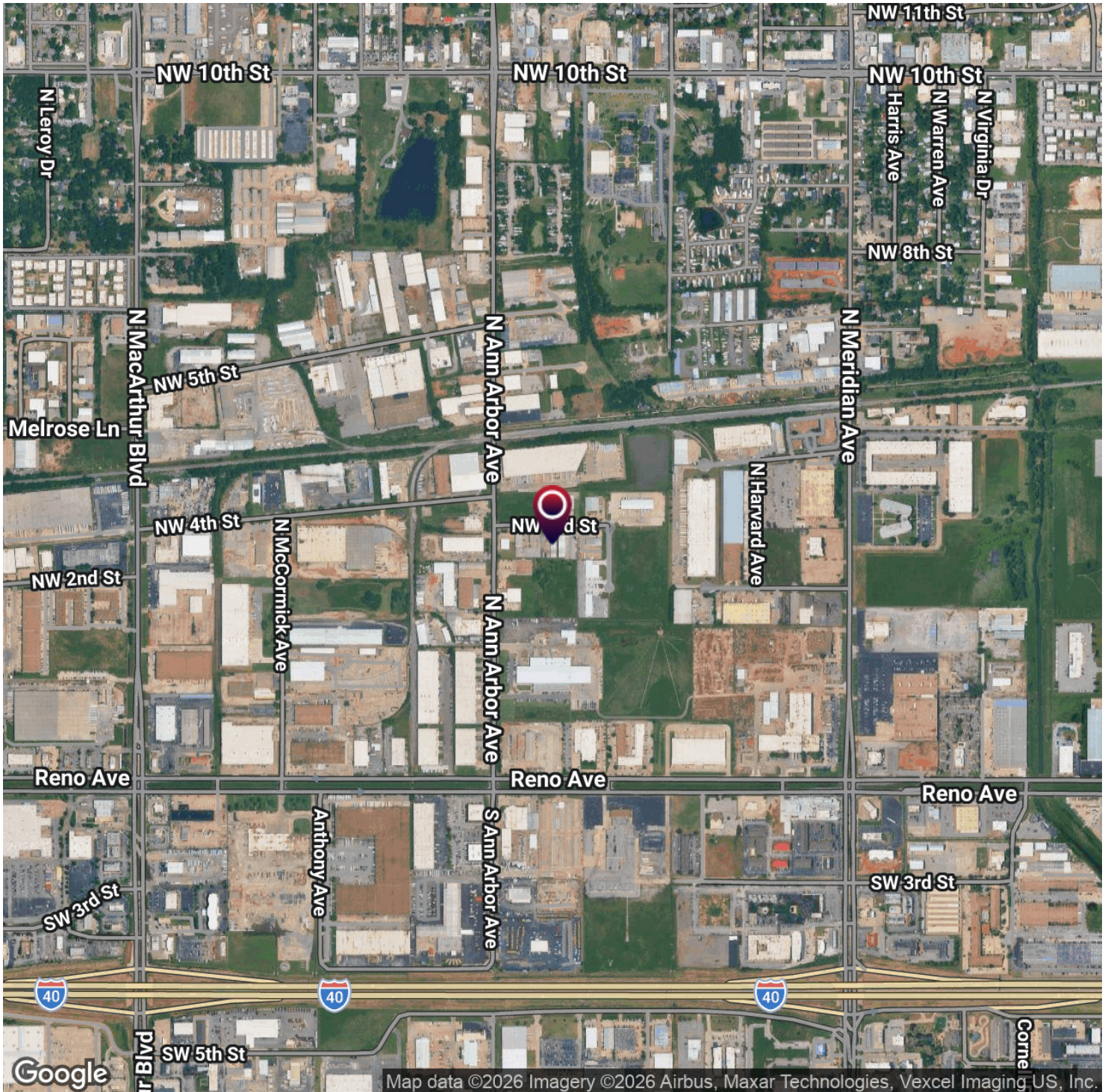
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