



10200 N I-35 Service Rd Oklahoma City, OK 73131

Lease Rate: \$27,500/ Month NNN



Office Building



Service Warehouse



Storage Warehouse

Property Highlights: Available 01/01/2025

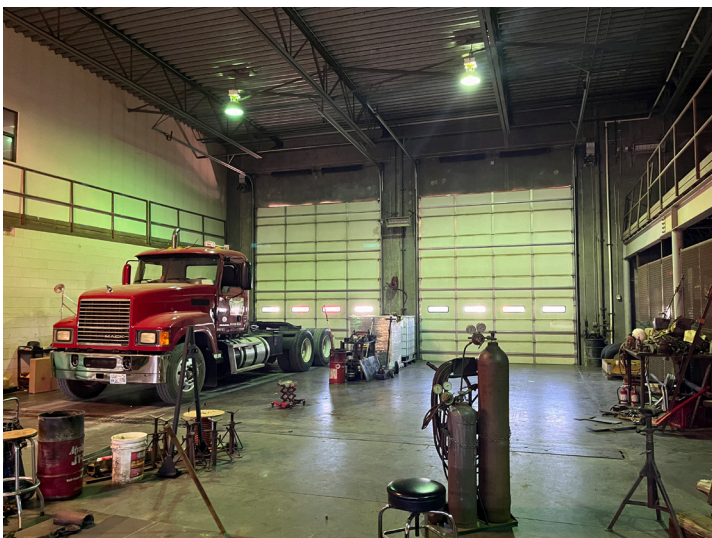
- + Total Space Available: 29,516± SF
 - Office: 7,000 SF
 - Service Warehouse: 11,880 SF
 - Storage Warehouse: 10,636 SF
- + Lot Size: 14.77± Acres
(Additional 30 can be made available)
- + Zoning: PUD 1045 (I-2; moderate industrial)
- + Lit, paved, and graveled yard
- + External Security Lighting
- + Security System
- + Safe room in office building
- + Two dock-high offloading ramps of varying heights

Service Warehouse

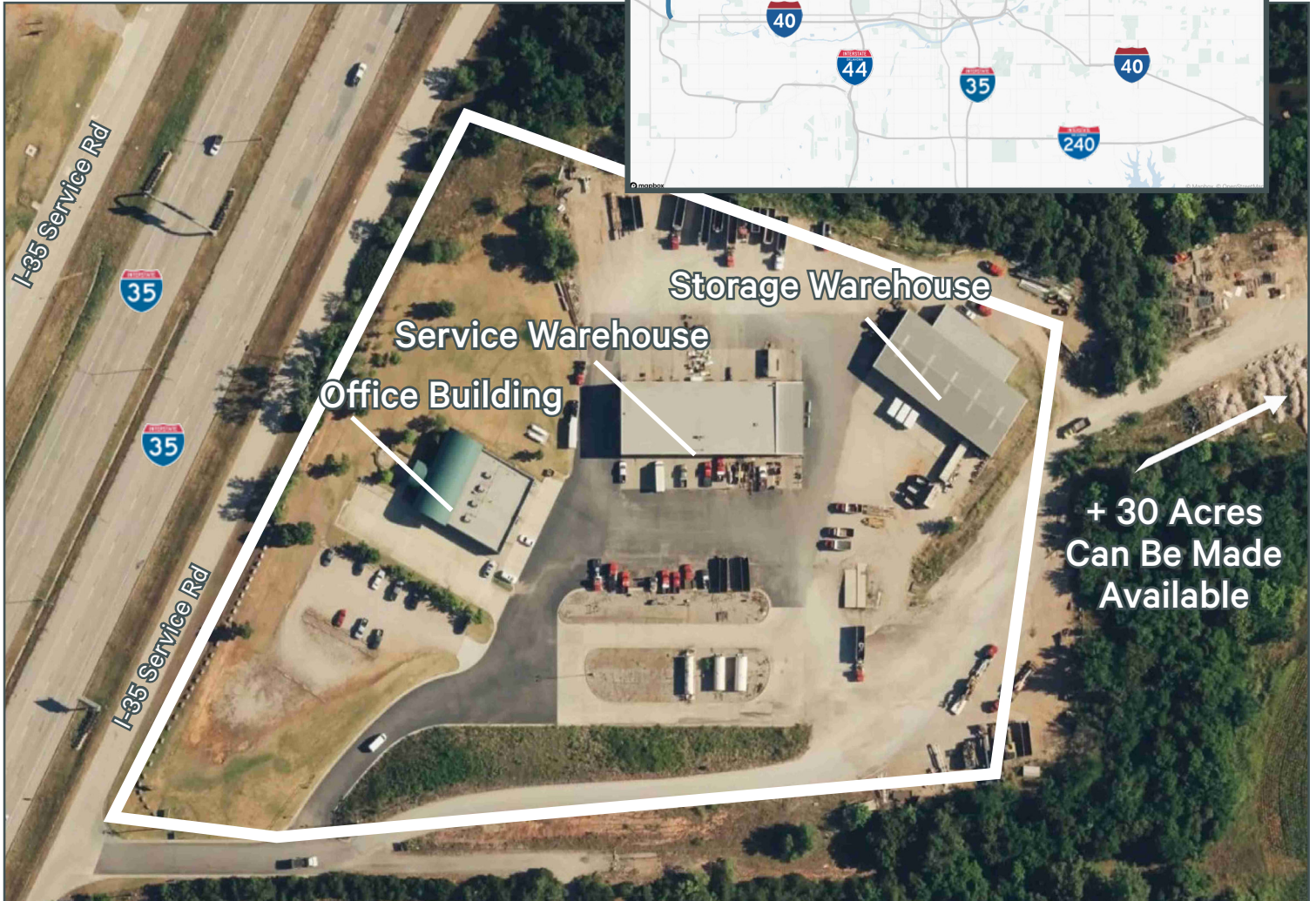
- + Clear Height 20' / 16.5' at crane
- + 7.5-ton crane
- + Wash bay with (2) 12'x14' Grade Level Doors
- + Grade Level Doors: (8) 14'x16' (2) 12'x16'
- + Power: 1025 Amps, 208/480/277/120 Volts, 3-Phase
- + LED Lighting and Radiant Heat
- + Compressed air lines
- + Floor drains and exhaust fans

Storage Warehouse

- + Lighting: High efficiency fluorescent bulbs
- + Skylights
- + Grade Level Doors: (5) 12'x14' (2) 12'x12'
- + 8' metal liner panel
- + Clear Height: 14'-17'
- + Insulated
- + Power: 200 Amps, 120/240 /480 Volts, 3-Phase



Location: On N I-35 Service Rd and 2-miles south of I-44/Kilpatrick Turnpike.



Contact Us:

Randy Lacey, SIOR
 Senior Vice President
 +1 405 607 6062
 randy.lacey@cbre.com

Chris Zach, CPA
 Senior Associate
 +1 405 607 6313
 chris.zach@cbre.com

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.