

INDUSTRIAL OFFICE/WAREHOUSE FOR LEASE



36 NE 36th Street, Oklahoma City, Oklahoma 73105



7501 Broadway Extension
Oklahoma City, OK 73116
(405) 752-2525

Presented By:

Shyon Keoppel

Sales Associate

M: 405.229.1475

shyon@skventuregroup.com

PROPERTY OVERVIEW

Unlock the Potential of a Premium Cannabis Cultivation Space!

Are you looking to elevate your cannabis cultivation operation? This second-generation, commercial-grade facility is turnkey and ready for immediate use by experienced growers or businesses looking to expand.

Facility Highlights:

- **Purpose-Built Design:** Specifically constructed for optimal cannabis cultivation, with all essential systems already in place, saving you the time and capital of a new build.
- **Advanced Infrastructure:** HVAC systems, electrical, insulated and water
- **Power Capacity:** Equipped with a robust power infrastructure ideal for high-demand operations, including:
 - 500 kW 3-phase main transformer
 - 1200 amp 3-phase 480V main panel
 - 3 step-down transformers
- **Compliance and Security:** Fully compliant with state regulations and outfitted with a comprehensive security system, gated yard ensuring peace of mind and legal compliance.
- **Sustainable and Efficient:** Systems are optimized for energy efficiency, helping reduce operational costs and promote sustainable practices.
- **Scalable Space:** Suitable for both boutique growers and larger enterprises, this facility offers ample space and adaptability to grow with your business.

Why Lease Here?

- **Move-in Ready:** Avoid months of costly build-outs and get right to cultivate. This facility is designed for efficiency, so you can focus on production from day one.
- **Prime Location:** Located in a cannabis-friendly zone with easy access for distribution and logistics, ideal for both local and regional operations.
- **Support for Growth:** Leverage our existing infrastructure, proven to support high-yield, quality cannabis production.

If you're ready to elevate your growing operation, this facility could be the perfect fit. Don't miss out on this rare opportunity to lease a second-generation cannabis grow facility primed for success. Reach out to schedule a tour and see first hand how this space can transform your business.

Call: Shyon Keoppel @ 405-229-1475 | shyon@skventuregroup.com

FOR LEASE



OFFERING SUMMARY

BUILDING SF	21,531
LAND SIZE	1.5 Acres MOL
BASE RENT	\$10.00 / sf
LEASE TYPE	NNN
NNN FEE	\$1,534.98 / month
TYPICAL TERM	3+ Years
CO-BROKERAGE	3% Primary Term



FOR LEASE



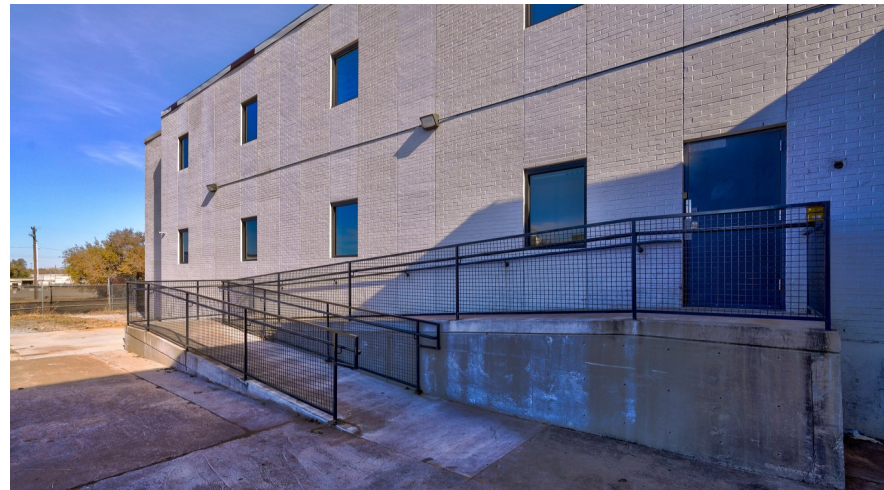
INTERWEST REALTY

FOR LEASE

Highlights:

- 500 kw 3 Phase Main Transformer
- 1200 amp 3 Phase 480 v main panel
- 3 Step Down Transformers
- Premium Cannabis Cultivation Space
- Move-In Ready

Call: Shyon Keoppel @ 405-229-1475
shyon@skventuresgroup.com



36 NE 36th Street, Oklahoma City, Oklahoma 73105



7501 Broadway Extension
Oklahoma City, OK 73116
(405) 752-2525

Presented By:

Shyon Keoppel

Sales Associate

M: 405.229.1475

shyon@skventuregroup.com