

# FOR LEASE

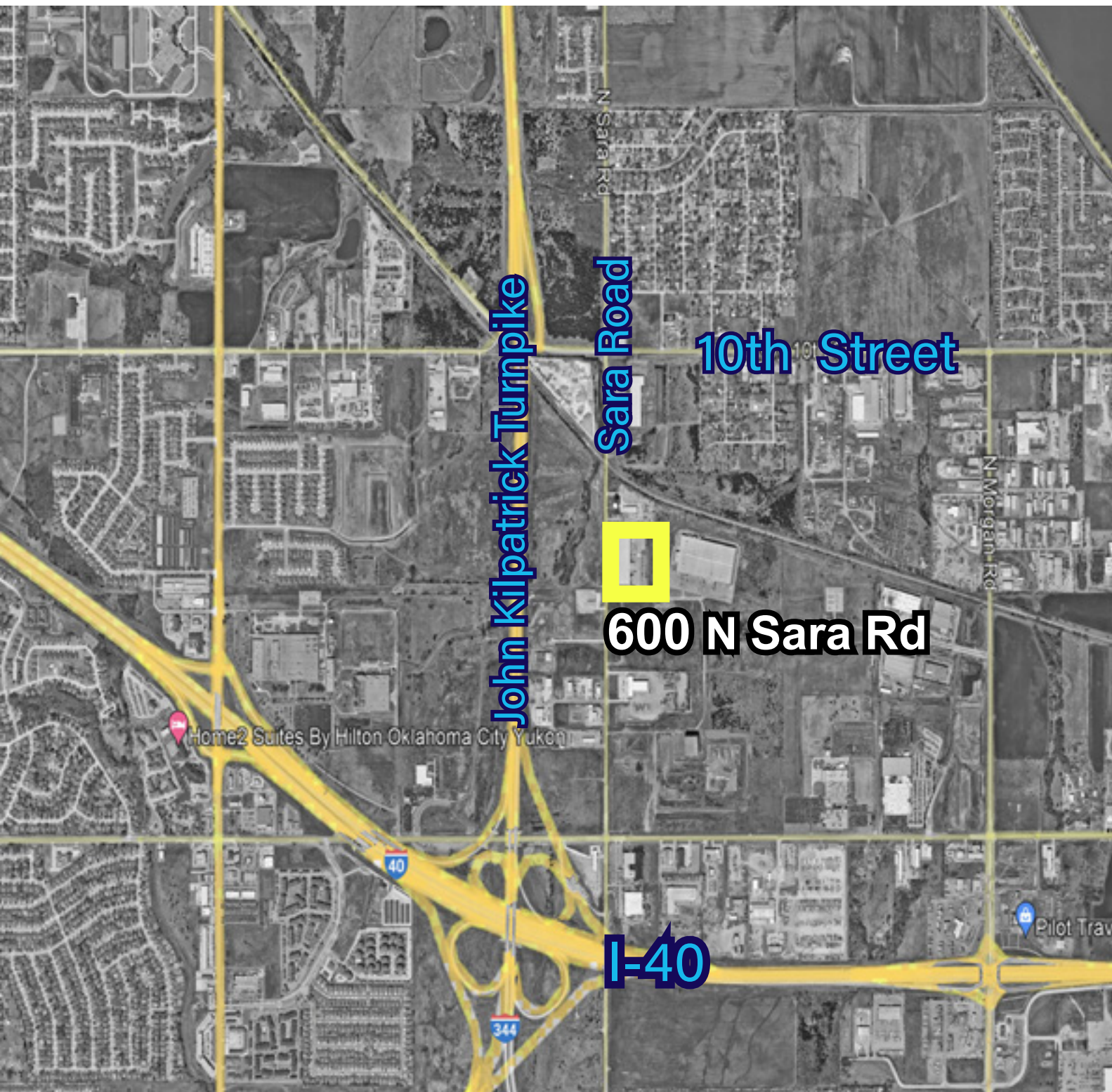
600 N SARA RD, YUKON, OK 73099



**HORIZON**  
COMMERCIAL REAL ESTATE

**David Portman, CCIM**  
Principal  
405.850.1107

**301 Lilac Drive, Ste 200**  
Edmond, OK 73034  
[www.horizoncreek.com](http://www.horizoncreek.com)



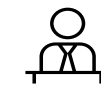
## PROPERTY INFORMATION

**\$7.25 /SF + NNN**

PROPERTY TYPE	WAREHOUSE / OFFICE
BUILDING SIZE	121,750 SF
SPACE SIZE	43,194 SF
ZONING	I-2
CLEAR HEIGHT	28'
YEAR BUILT	2004



EFFICIENT & MODERN INDUSTRIAL BUILDING WITH EXCEPTIONAL CAPACITY FOR DISTRIBUTION



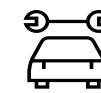
INCLUDES OFFICE SPACE, WITH BREAKROOM, SUPPLY STORAGE & MORE!



FEATURES 11 EXTERIOR DOCK DOORS AND 2 DRIVE IN DOORS WITH RAMP ACCESS



SPACE ALSO INCLUDES 1 PULL THROUGH DOOR AND FENCED OUTDOOR STORAGE AREA



AMPLE PARKING SPOTS ARE AVAILABLE WITH PLENTY OF ROOM FOR TRUCKING OPERATIONS



LESS THAN 5 MILES FROM JOHN KILPATRICK TURNPIKE & INTERSTATE-40

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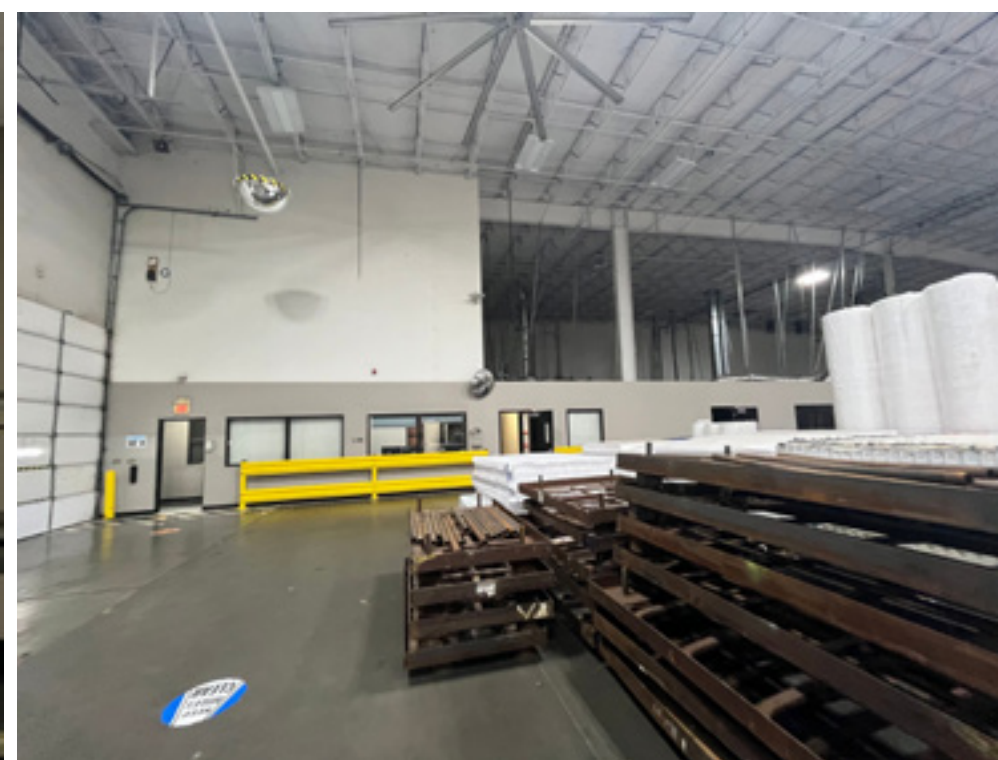
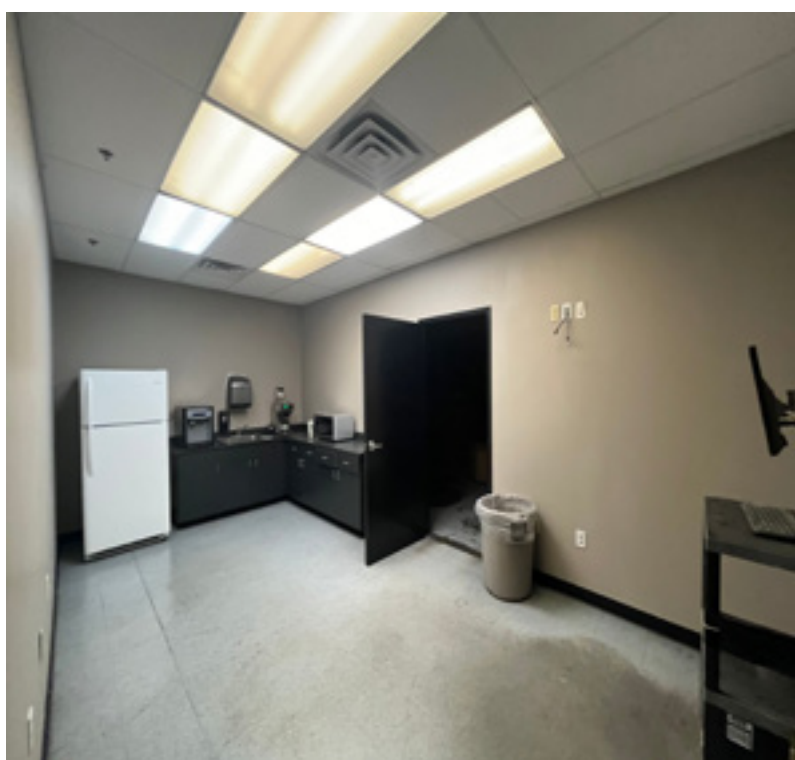
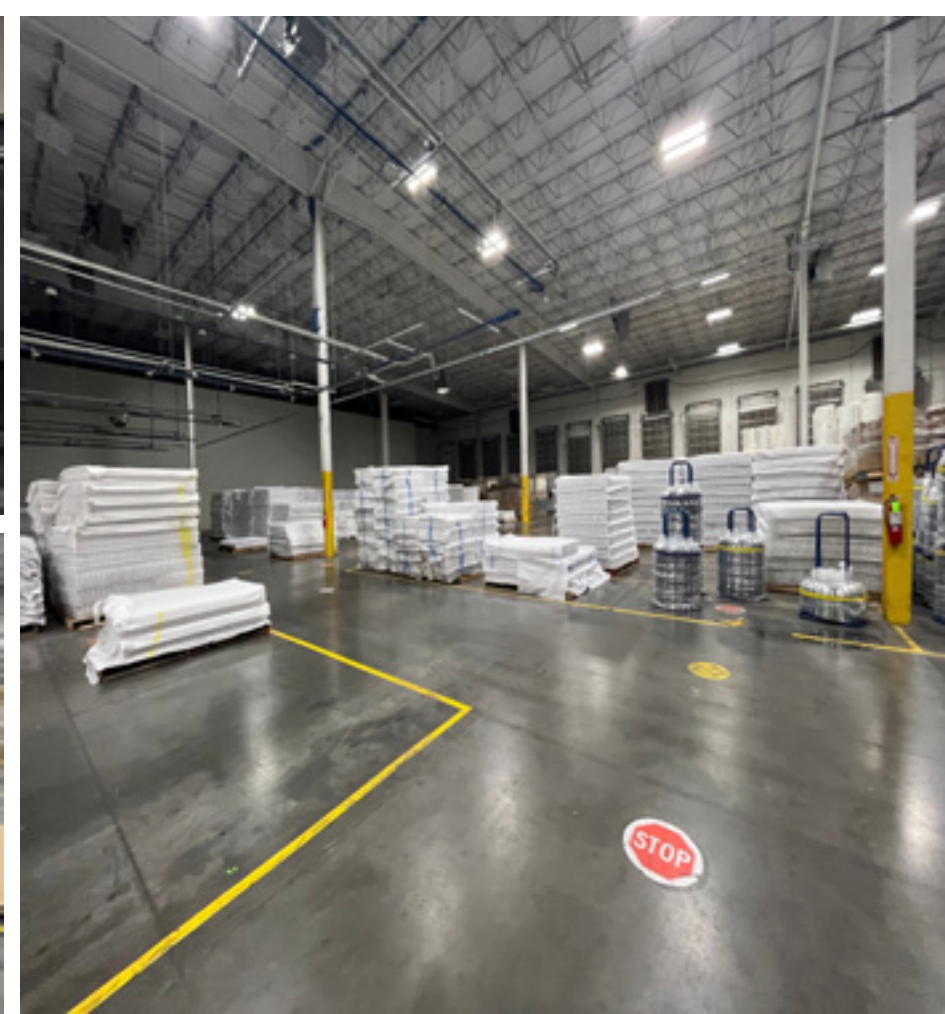
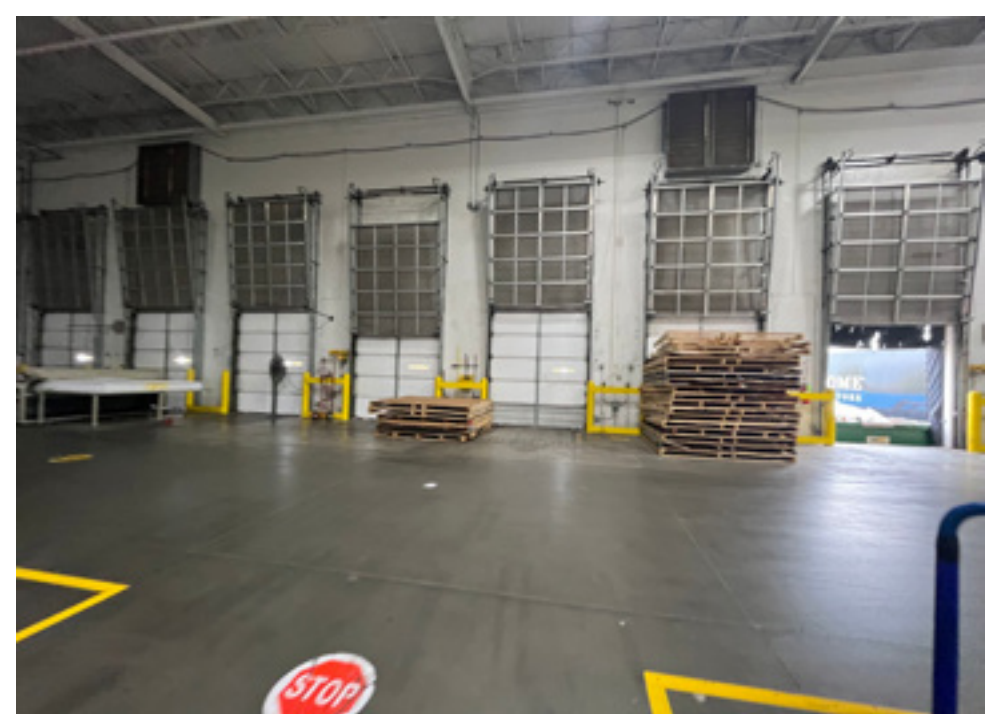
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