

FOR LEASE

3801 VALLEY PARK  
DRIVE, EL RENO,  
OK 73036

BURCHFIELD COMMERCIAL REALTY

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real estate services

# 3801 VALLEY PARK DRIVE, EL RENO, OK 73036



Lease Rate: \$14.50/SF NNN

## PROPERTY HIGHLIGHTS

- 16,920 +/- SF Industrial on 4.57 +/- AC
- Across 2 Buildings
- Building 1: 14,520 +/- Total SF comprised of 3,600 +/- SF Office, 1,620 +/- SF Wash Bay & 9,300 +/- SF Repair Shop
- Clear Height: 27'
- (10) Drive-in Doors
- (2) 10-Ton 40' Bridge Cranes
- Electrical | 3-Phase, 277/480 Volt, 600 Amp
- Warehouse has Additional Mezzanine Storage Space
- Heating | Gas Burning Furnaces in Office; Suspended Gas & Radiant Heaters in Warehouse
- Building 2: 2,400 +/- SF Paint Shop
- Electrical | 3-Phase, 240 Volt

## PROPERTY DESCRIPTION

### 16,920 SF INDUSTRIAL ON 4.57 AC

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- Zoned Industrial
- Built 1980
- Located immediately SW of the intersec on of I-40 and Hwy 81 and 23 miles west of the Oklahoma City CBD

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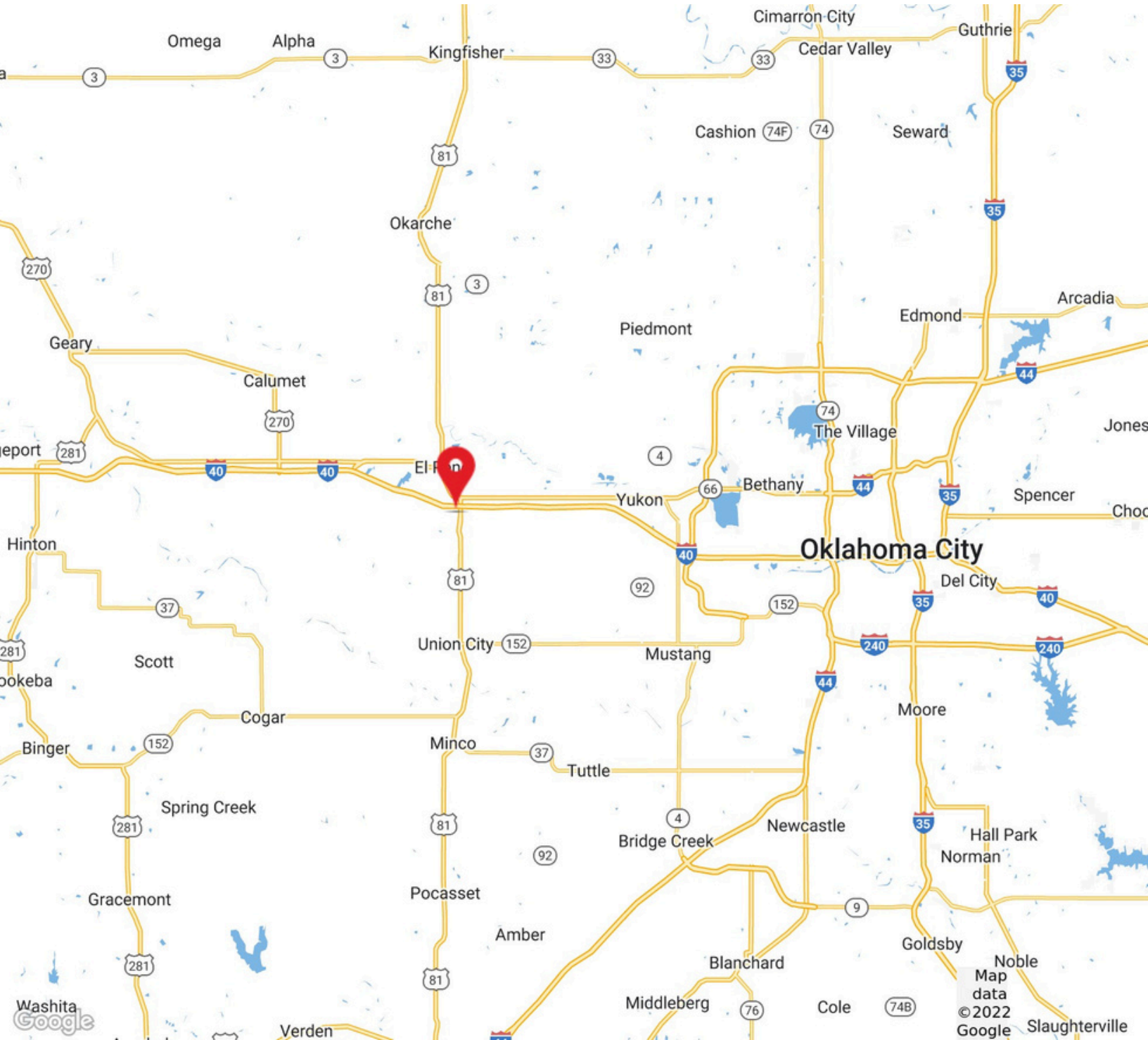
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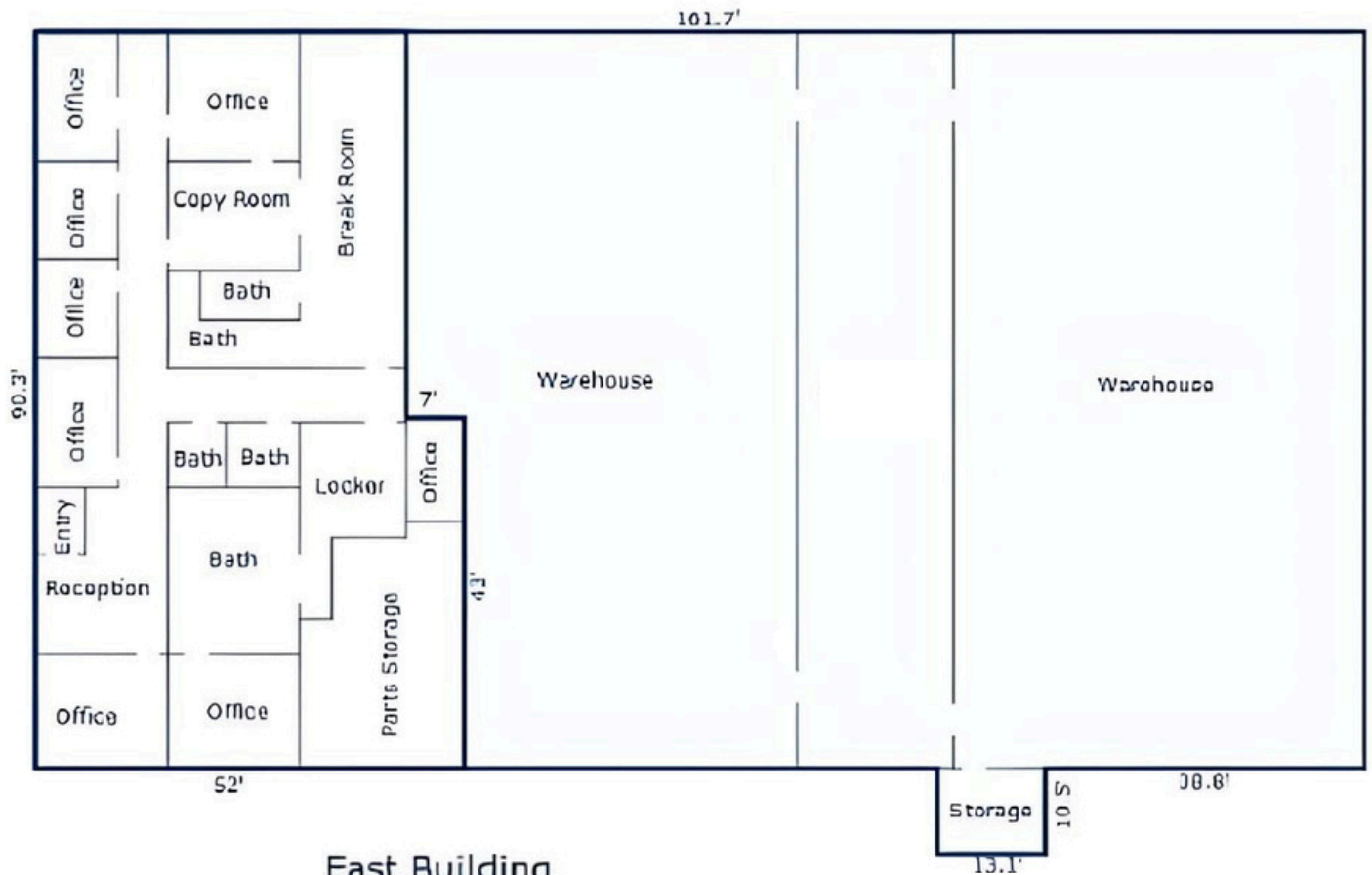
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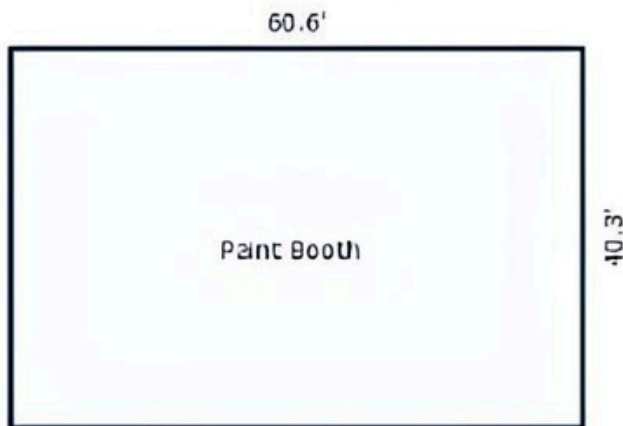
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## Main Building



## East Building





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