



INDUSTRIAL BUILDINGS | FOR SALE OR LEASE

115 NW 44TH & 4526 N SEWELL, OKLAHOMA CITY, OK 73148

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NEWMARK
ROBINSON PARK



115 NW 44TH ST.



4526 N SEWELL AVE.



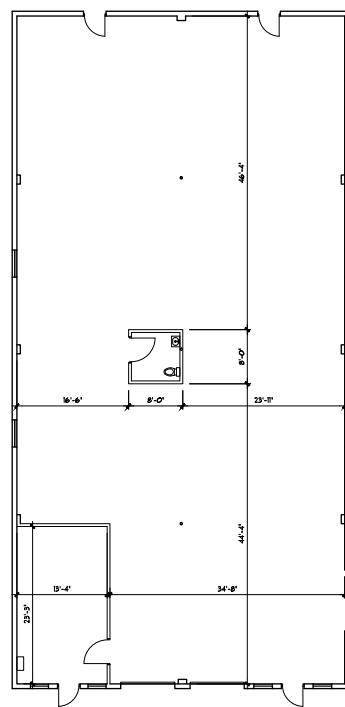
DETAILS

Sale Price	\$1,950,000
Total Available SF	21,550 SF
Price/SF	\$90.50/SF
Lease Rate	\$6.75 - \$7.50/SF/YR (NNN)
Total Lot Size	.77 Acres
Cross Streets	NW 44th & N Sewell Ave.

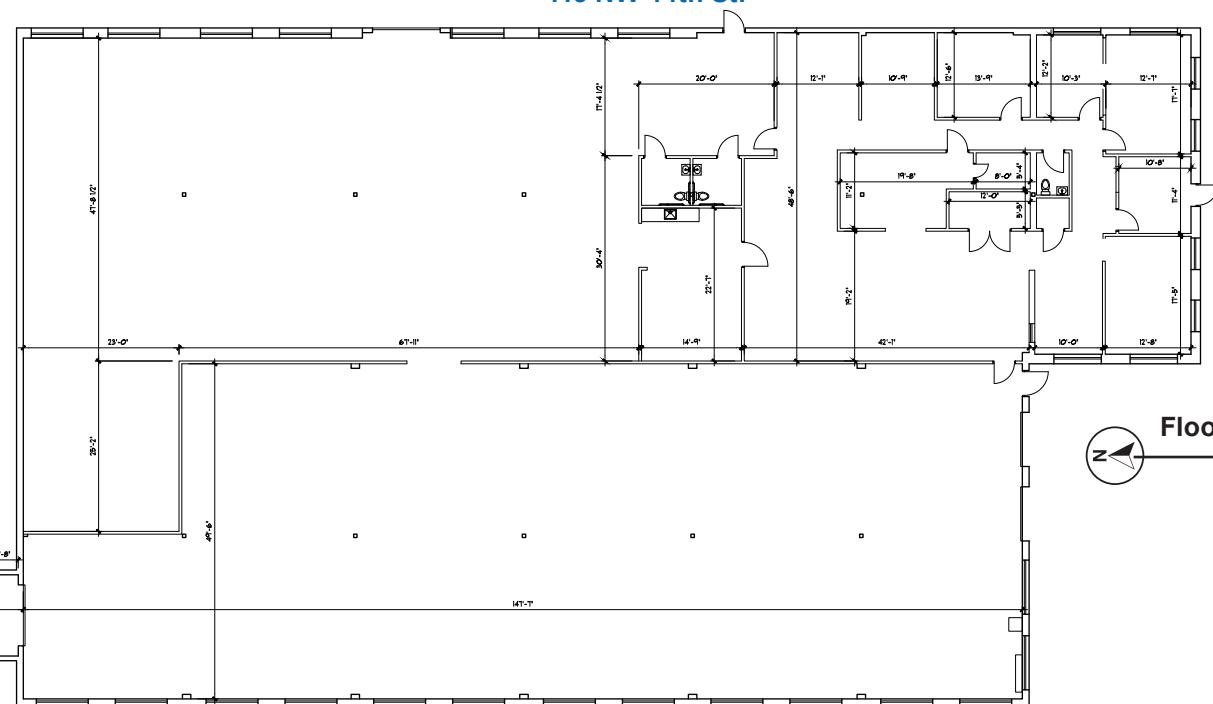
PROPERTY OVERVIEW

Located in the Santa Fe Industrial submarket of Oklahoma City, this offering includes two industrial buildings totaling 21,550 square feet. Constructed of concrete block and brick, the buildings can be leased individually or together. The site is ideally positioned less than half a mile south of the I-235/I-44 junction, providing excellent connectivity. It's just a 10-minute drive to downtown Oklahoma City and the Innovation District, and only 15 minutes from the I-35/Kilpatrick Turnpike interchange.

4526 N Sewell



115 NW 44th St.



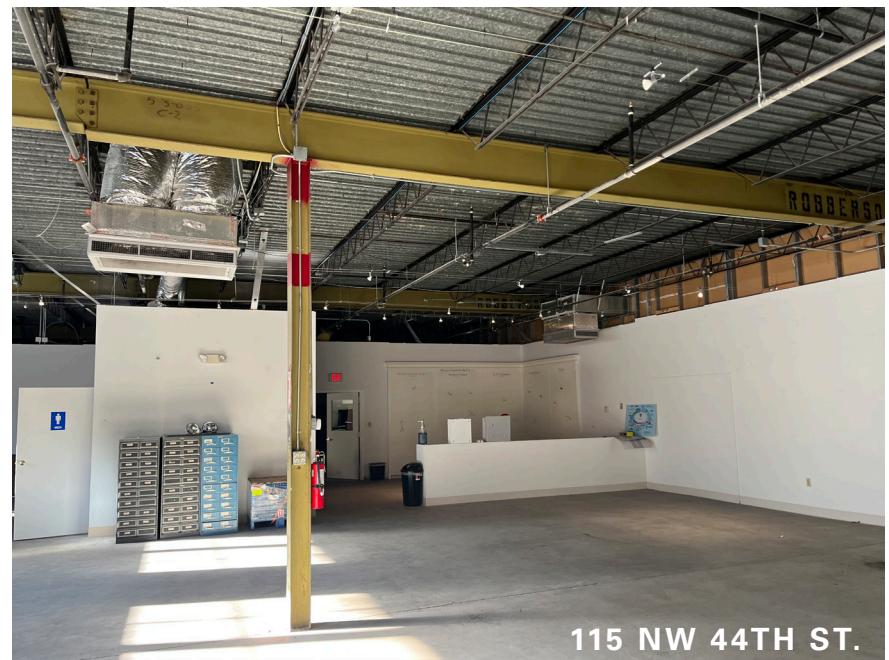
Floor Plan

4526 N SEWELL AVE.

Building Size	5,000 SF
Lease Rate	\$7.50/SF/YR (NNN)
Office Size	300 SF
Doors	2 dock doors
Clear Height	10' - 12'

115 NW 44TH ST.

Building Size	16,550 SF
Lease Rate	\$6.75/SF/YR (NNN)
Office Size	3,125 SF
Showroom Size	6,875 SF
Doors	2 dock doors 1 grade level door
Clear Height	12' - 14'



115 NW 44TH ST.





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110 W. 7th, Ste 2600 Tulsa, OK, 74119 | **NEWMARKRP.COM**

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