



FLATROCK
COMPANIES

6801 Brooklyn Court, Oklahoma City, OK 73169

For Sale or Lease | Rockwell Heights Industrial Park



Caleb Lawson, CCIM, SIOR | Direct: 713-568-1750 | Mobile: 713-204-2110 | caleb@flatrockcompanies.com
Flatrock Companies | 713-574-6433 | www.flatrockcompanies.com



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Newly constructed office/warehouse facility for sale or lease located within the newly developed Rockwell Heights Business Park at Brooklyn CT Oklahoma City, OK 73169, which is directly west of Will Rogers World Airport. This is a new PEMB with masonry accents that is only 1.5 miles from HWY-152 /Kilpatrick Turnpike connecting to Loop offering great access to all area Interstates.

- Lease Rate: \$15.00 PSF/NNN
- Sale Price: Contact Broker for information
- 15,200 Total Square feet 80' x 190' situated on 2.10 acres
- Clear Span
- Fenced with heavy stabilized outside storage
- Located within Deed Restricted Business Park
- Zoned I-2
- 28' Eave Height
- 4 (20' x 25') overhead doors
- 20 – Ton crane ready building
- Cranes can be added
- Spec Office of 1,600 sf (4 private offices, conference rooms, break room, office and shop restrooms)
- Fully insulated with 3" vinyl back insulation
- Interior liner panel up to 8' throughout the entire building
- Sprinklered
- LED Lighting throughout the building

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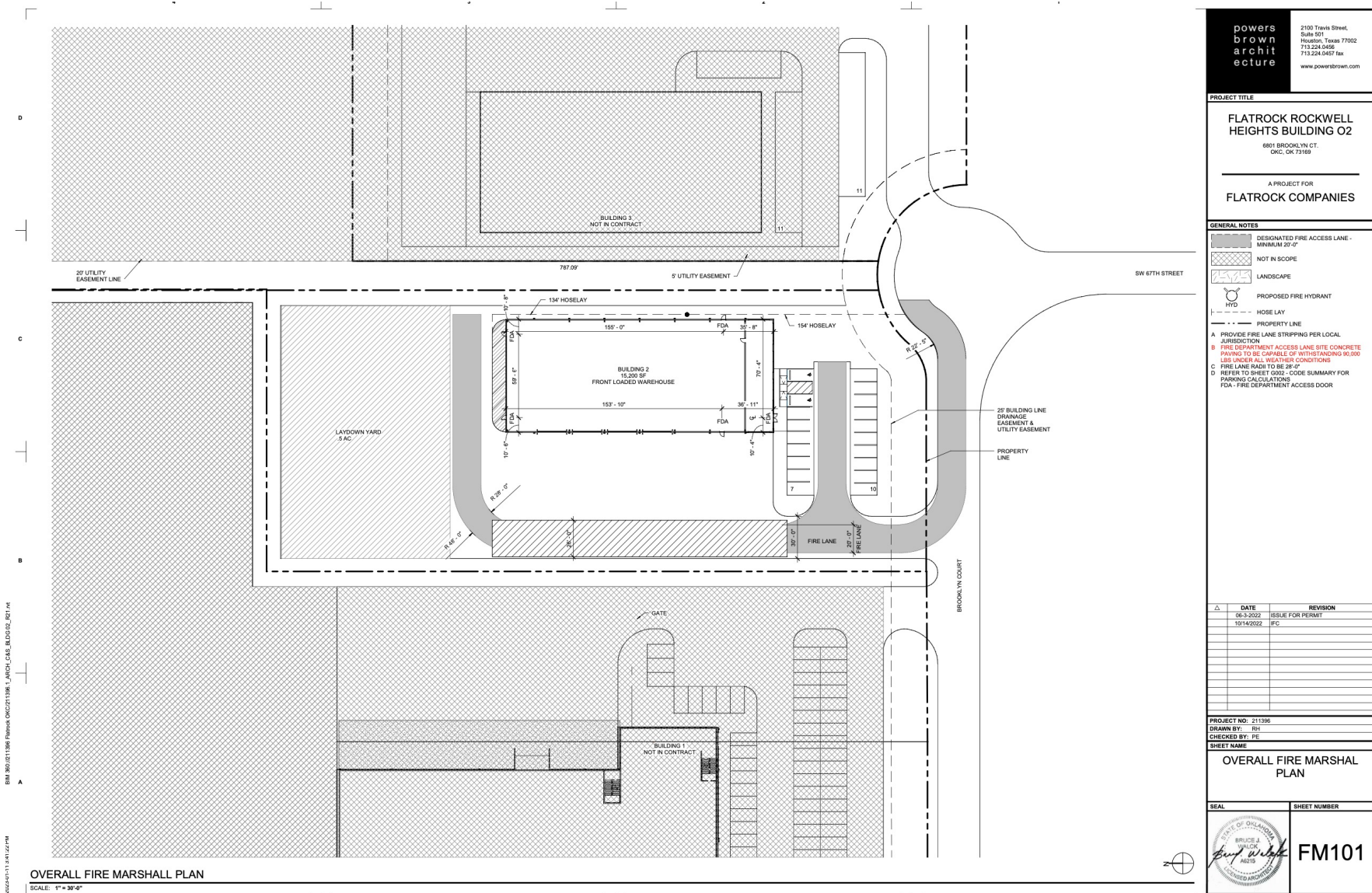




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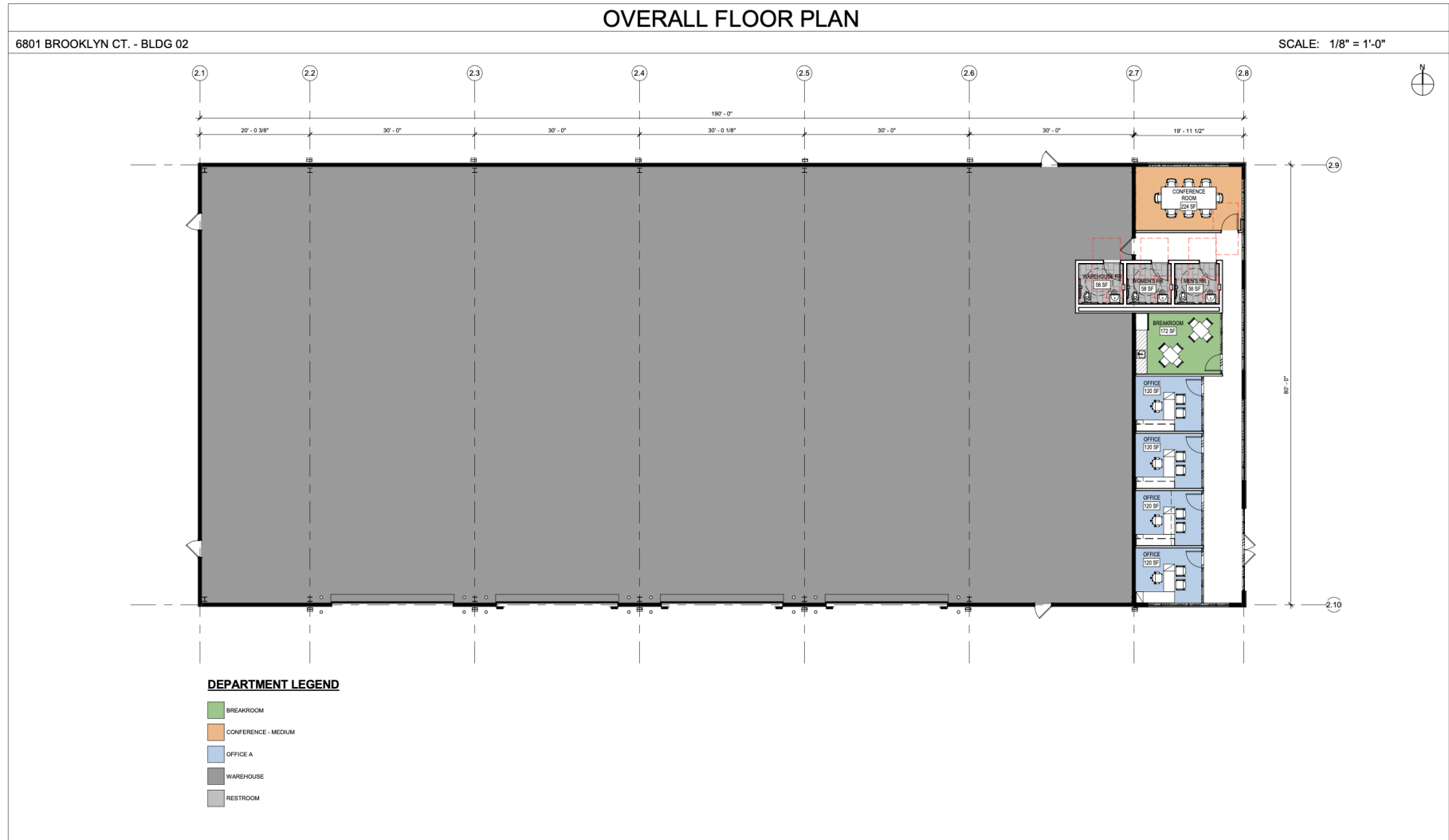




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FLATROCK ROCKWELL HEIGHTS BUILDING 02
A PROJECT FOR
FLATROCK COMPANIES

HOUSTON

07/19/22

TEXAS

RH

211366.1

powers
brown
architect
ecture

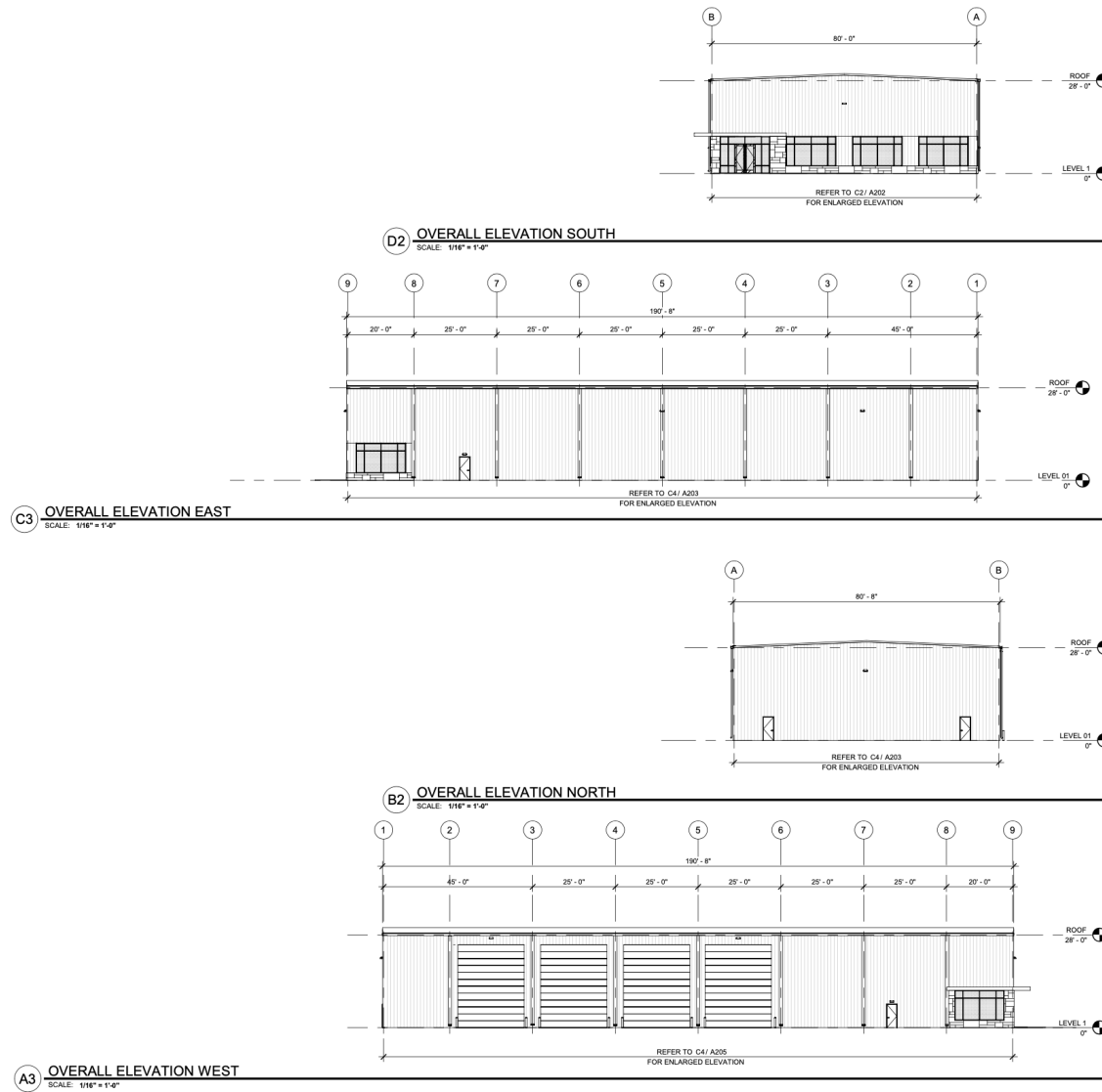
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powers brown architecture
2100 Travis Street,
Suite 501
Houston, Texas 77002
713.224.0458
713.224.0457 fax
www.powersbrown.com

PROJECT TITLE
FLATROCK ROCKWELL
HEIGHTS BUILDING O2
6801 BROOKLYN CT.
OKC, OK 73169

A PROJECT FOR
FLATROCK COMPANIES

GENERAL NOTES

- PREFINISHED METAL PANEL
- GLAZING - VISION
- ALUMINUM / PREFINISHED METAL
- STONE

DATE	REVISION
06-3-2022	ISSUE FOR PERMIT
10/14/2022	IFC

PROJECT NO: 211396
DRAWN BY: HS
CHECKED BY: PE
SHEET NAME
OVERALL BUILDING
ELEVATIONS

SEAL
BRUCE J. LAWSON
ARCHITECT
LICENSED ARCHITECT

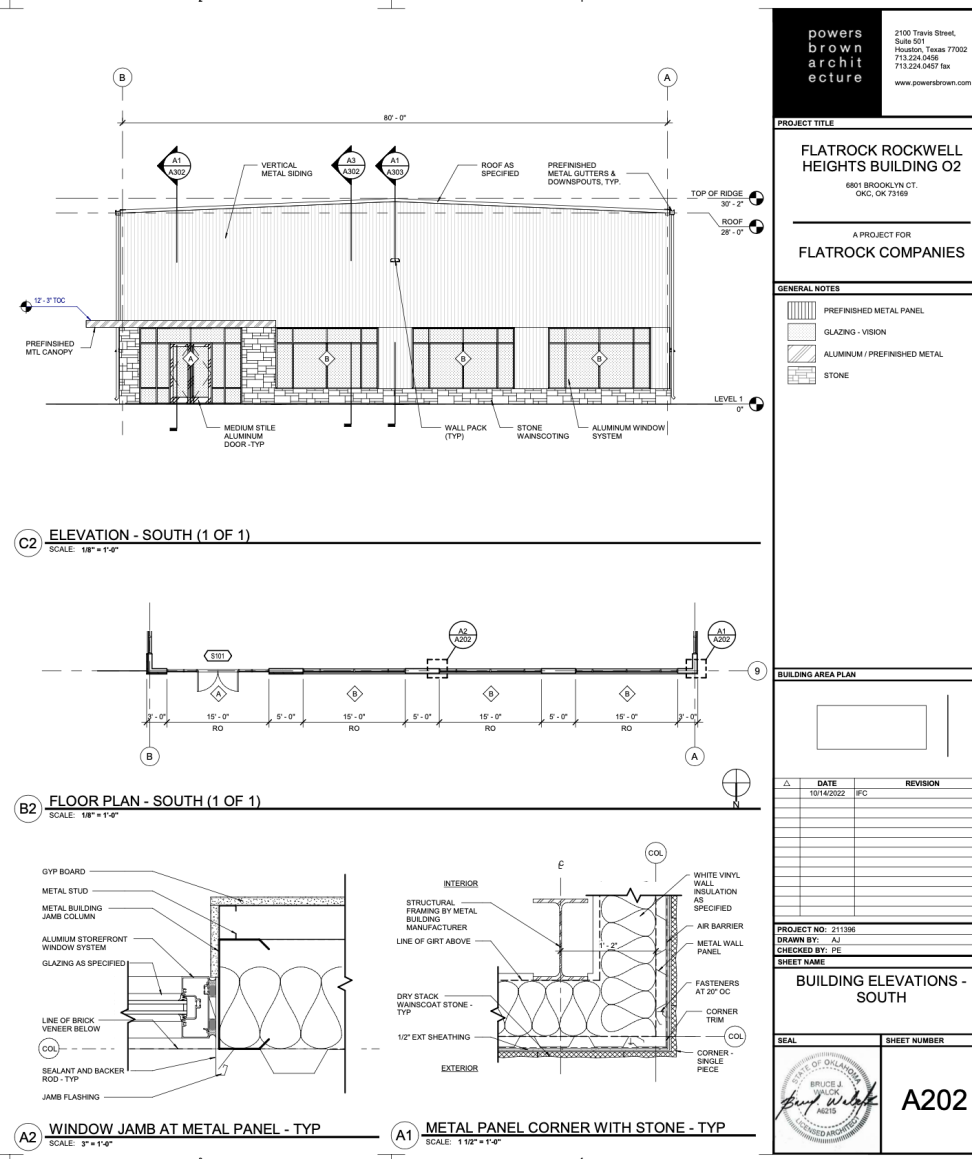
SHEET NUMBER
A201



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.