



FORAKER COTM

7400 PLAZA MAYOR

7400 Plaza Mayor Blvd, Oklahoma City, OK 73149

FOR SALE

PRESENTED BY:

Jeremy Foraker

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FORAKER CO[®] 7400 PLAZA MAYOR

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PROPERTY OVERVIEW

±41,964 SF flex industrial facility located at 7400 Plaza Mayor in southeast Oklahoma City near the former Crossroads Mall redevelopment with excellent access to Interstate 240 and connectivity to I-35, I-40, and I-44. The building includes ±31,964 SF on the first floor and ±10,000 SF on the second floor with a functional mix of office and warehouse/production space. Zoned I-2 Moderate Industrial, the property supports a wide range of industrial and commercial uses. Features include 13' clear warehouse heights, covered and lit dock-high loading platform with 8' x 10' powered lift overhead door, and heavy power exceeding 1,000 amps (120/208V, 277/480V, 3-phase). Additional improvements include full climate control, fire sprinkler system, high-efficiency fluorescent lighting, elevator, backup generator, and security system with cameras and controlled key access. Located within an established industrial corridor offering strong labor access and interstate visibility, the property is well suited for owner-users, investors, or tenants seeking functional flex space.

PROPERTY SUMMARY

Sale Price:	\$5,950,000
Lot Size:	5.96 Acres
Building Size:	31,964 SF
Grade Level Doors:	1
Dock High Doors:	1
Year Built:	1989
Zoning:	I-2
Cross Streets:	I240 and Crossroads Blvd

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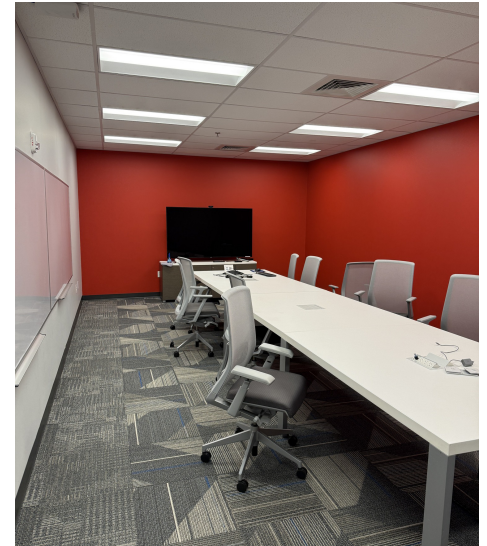
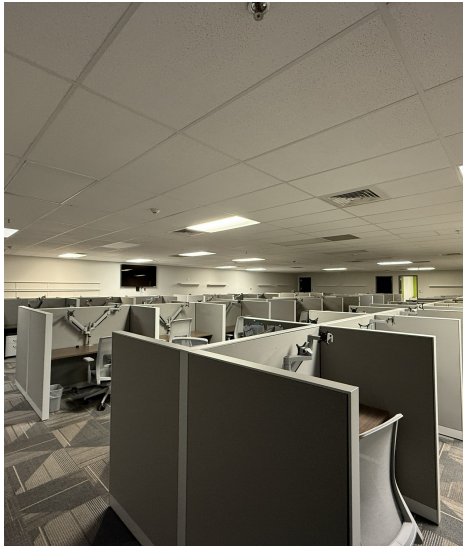
PROPERTY HIGHLIGHTS

- ±41,964 SF Flex Industrial Facility
- ±31,964 SF First Floor with ±10,000 SF Second Floor
- Office and Warehouse / Production Configuration
- Zoned I-2 Moderate Industrial
- 13' Clear Warehouse Heights
- Covered & Lit Dock-High Loading Platform
- 8' x 10' Powered Lift Overhead Door
- Heavy Power: 1,000+ Amps (120/208V, 277/480V, 3-Phase)
- Fully Climate Controlled & Sprinklered
- Excellent Access to Interstate I-240 with Connectivity to I-35, I-40 & I-44

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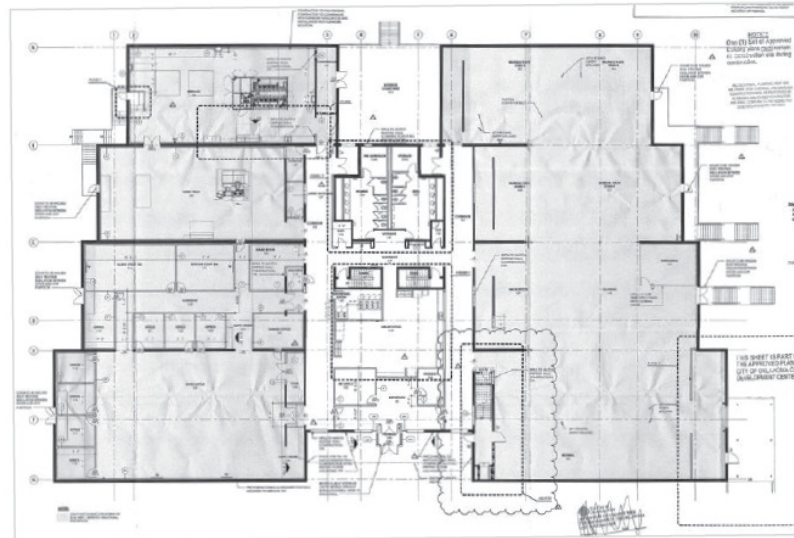
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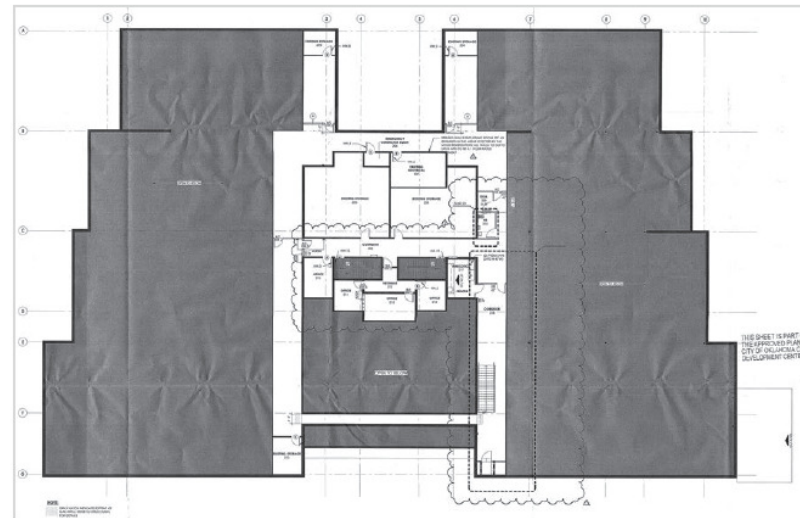
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1st Floor



2nd Floor



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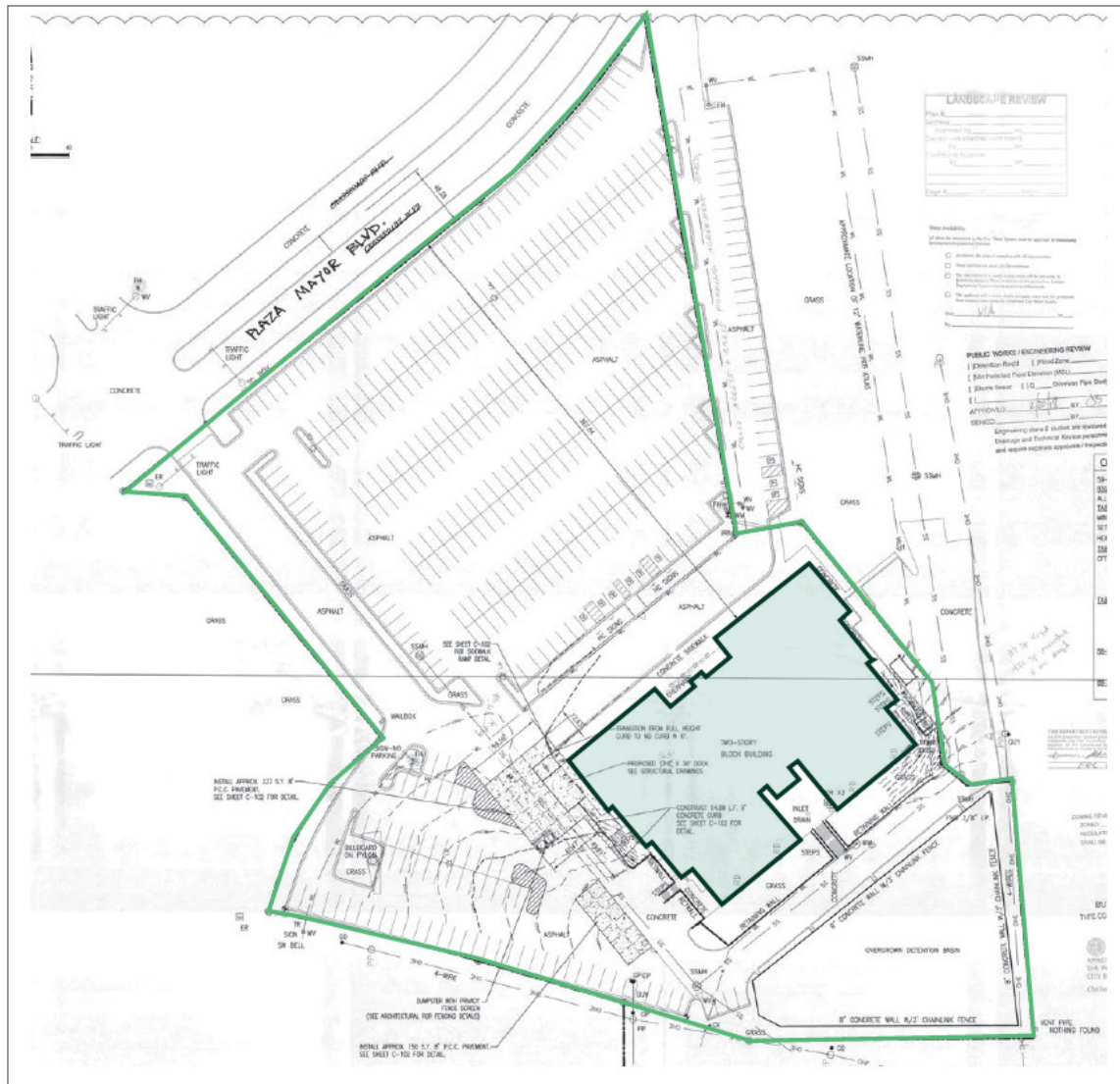
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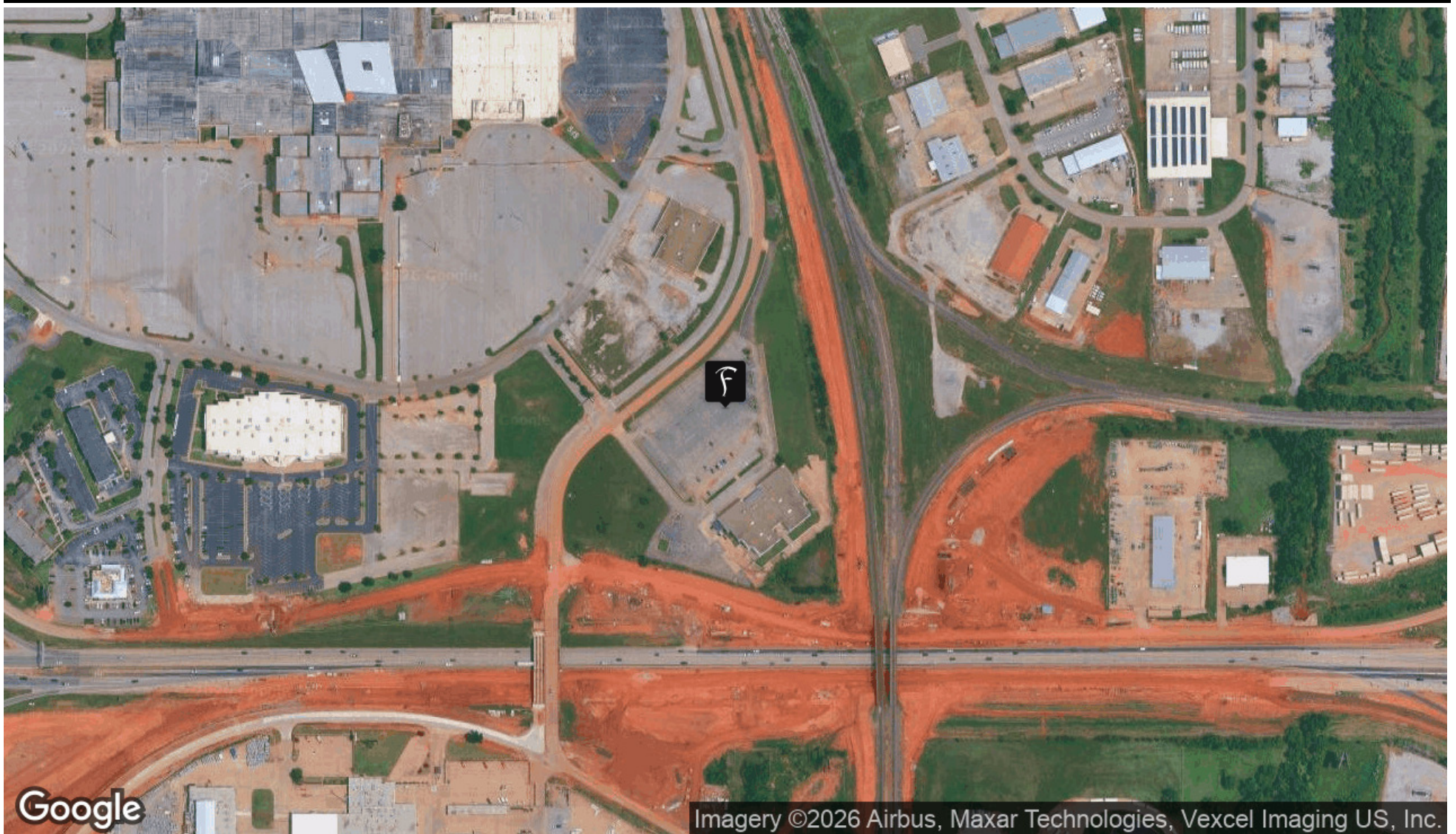
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