

For Lease

\$5,300/Month*

*NNN

301 N. Rhode Island Ave.

Suite 109

Oklahoma City, OK 73117



Property Information

- ◆ Property Type: Industrial/Warehouse/Office
- ◆ Total Available Area: 6,500 ± SF
- ◆ Total Building Area: 61,076 ± SF
- ◆ Land Acres: 8.7462
- ◆ Land SF: 380,983 ± SF
- ◆ Zoning: I-2

Multi-Tenant Warehouse/Office Facility

Two Dock Doors w/Dock Levelers

**One Ramp with 10'X10'Overhead Door
Electronically Operated**

**Interior Warehouse and Office
LED Lighting**

Outside LED Security Lighting

Chain Link Security Fence

Ample Parking Spaces

**Accessible to:
I-35, I-40, and I-235
Near OU Health Science Center**

**For information contact:
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Cell: 405-642-4455
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Features

Year Built/Renovated:	1985/2024	Office Area:	1,200 ± SF
Construction Type:	Metal	Private Offices:	2
# of Buildings:	1	Restrooms :	2 - ADA
# of Floors:	1	Breakroom:	1
Clear Height:	20 ± Feet	HVAC:	Office
Column Spacing:	25 ± Feet	Parking:	Truck & Auto
Electrical:	200 AMPS 240 Volts Single Phase	Lighting-Warehouse & Office Areas:	LED
Heating:	Gas Fired Forced Air	Skylights:	8
Dock Doors:	2(10'X10') OH	Electricity:	0 G & E Monthly Avg.: \$365.00
Dock Levelers:	2 (30,000 #)	Gas:	0 N G Monthly Avg.: \$175.00
Ramp:	1 (10'X 10') OH	Water & Sewer:	City of OKC Flat Rate.: \$105.00

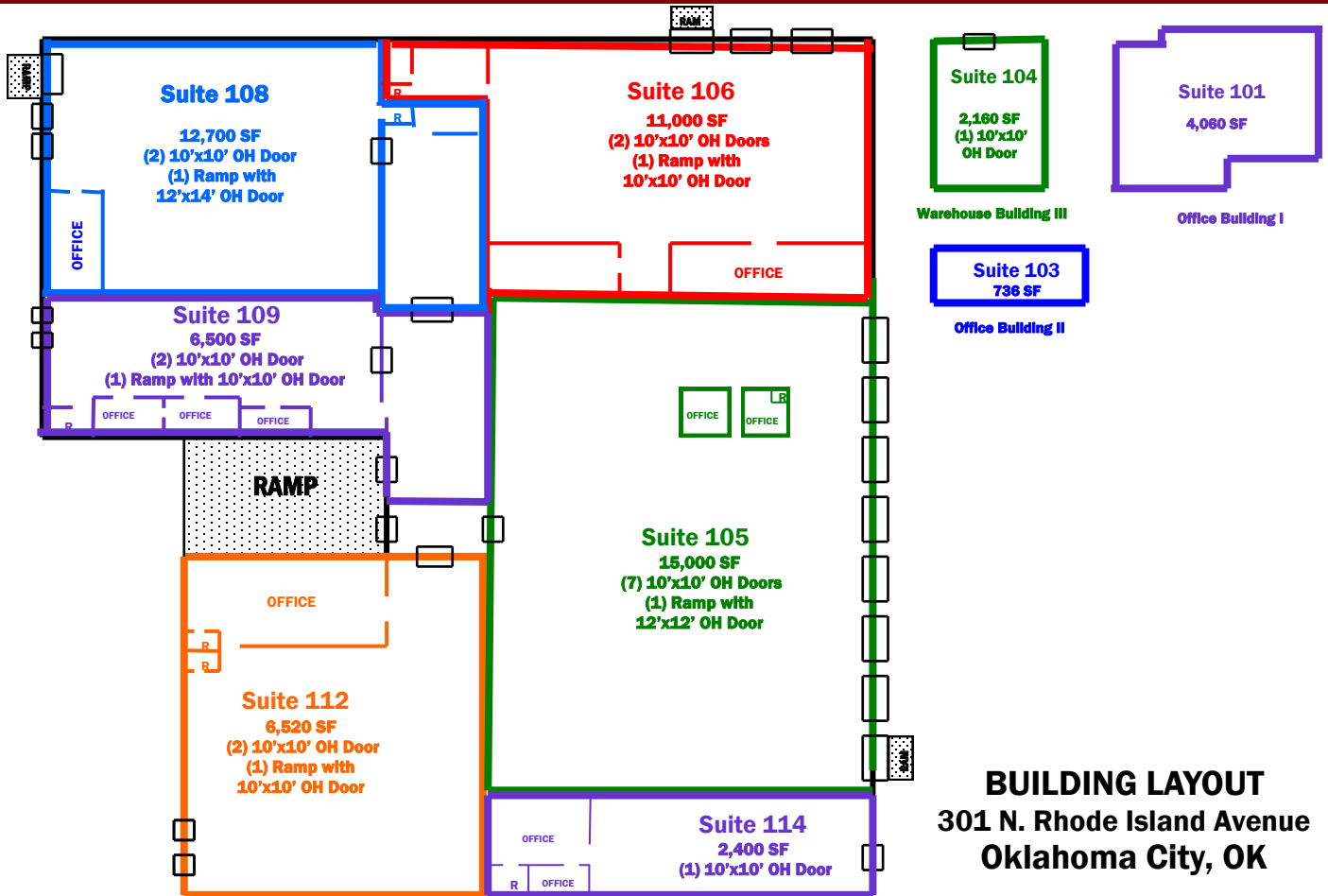
Capital Commercial OKC

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BUILDING LAYOUT
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Oklahoma City, OK

