

**FOR SALE
OR LEASE**

**Industrial Flex Buildings
± 28,155 SF on ± 3.27 AC MOL**



NOW AVAILABLE

**1313 S.E. 25TH STREET
OKLAHOMA CITY, OK 73129**

SALE PRICE: \$1,999,000 (\$71.00/SF)

SUITE A: 17,705 SF | \$7.00/SF/YR + \$2.31/SF NNN



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**COMMERCIAL
OKLAHOMA**

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OKLAHOMA CITY, OK 73129

PROPERTY OVERVIEW

BUILDING SIZE:	± 28,155 SF
AVAILABLE SF:	± 17,705 SF
TOTAL LOT SIZE:	± 3.27 ACRES
ZONING:	I-2
YARD:	FENCED
DOORS:	(11) GRADE LEVEL & (1) DOCK HIGH
CRANES:	(1) 5 TON & (1) 10 TON BRIDGE CRANES

SALE PRICE: \$1,999,000 (\$70.00/SF)

LEASE PRICE \$7.00/SF/YR + \$2.31/SF NNN

FOR LEASE



PROPERTY HIGHLIGHTS

- Heated & Sprinklered Warehouse
- Functional Office Buildout to Support Administrative Operations
- Functional Improvements (Cranes, Wash Bay, Paint Booth)
- Immediate Access to I-35
- 3 Minute Drive to I-40 & I-35 Interchange
- 5 Minute Drive to I-240 & I-35 Interchange
- Approximately 6 Minutes to Downtown Oklahoma City
- Served by Oklahoma City Water and Sewer
- Situated Within a Designated Opportunity Zone

SUITE A OVERVIEW

- 17,705 SF with 0.68 Acres of Fenced Yard
- Warehouse: 11,300 SF | Office: 6,405 SF
- Configuration: Efficient 36% Office / 64% Warehouse ratio
- Flexibility: Current office footprint is convertible; walls can be removed to expand warehouse production or storage capacity

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PROPERTY PHOTOS



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