

# 1727 S AGNEW AVE

1727 S Agnew Ave, Oklahoma City, OK 73108

## INDUSTRIAL PROPERTY FOR LEASE



### PROPERTY DESCRIPTION

The two suites may be leased together or separately. In total the property is 19,776sf.

Suite A has a climate controlled 3,000sf retail area facing Agnew, a 1,298sf loft apartment, a 400sf rooftop deck for entertaining, and the remaining area is warehouse space with greater than 20' clearance and no interior columns. The warehouse is served by a large overhead door and available rail service.

Suite B is all warehouse space. It has both grade level and dock doors. Clear heights exceed 18'.

### LOCATION DESCRIPTION

1727 S Agnew is located in Oklahoma City's Stockyard City. This area has good access to I-40 and I-44. It is a predominantly industrial area anchored by metal fabricators and the stockyard exchange. There has been robust retail development in the historic center of Stockyard City, including restaurants and retailers, in addition to the longstanding local landmarks Cattlemen's Steakhouse and Langston's.

### PROPERTY HIGHLIGHTS

- 2500amp power supply
- 480v electrical service
- 3-phase power
- Flexible space options

### OFFERING SUMMARY

LEASE RATE:	\$5,000.00 - 6,500.00 per month (MG)
NUMBER OF UNITS:	2
AVAILABLE SF:	9,853 - 9,923 SF
LOT SIZE:	29,553 SF
BUILDING SIZE:	19,776 SF

Ian Duty-Dean

Managing Broker

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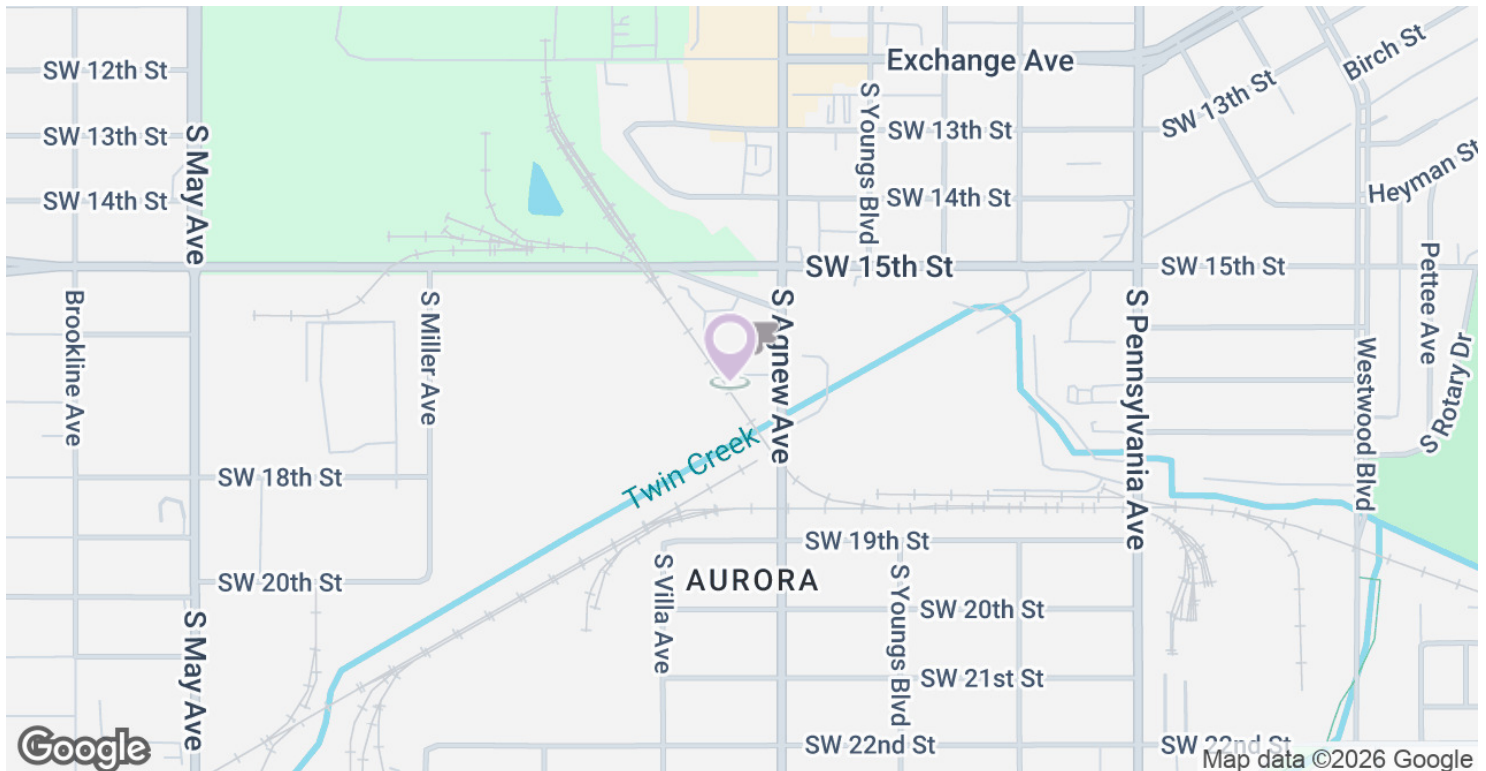
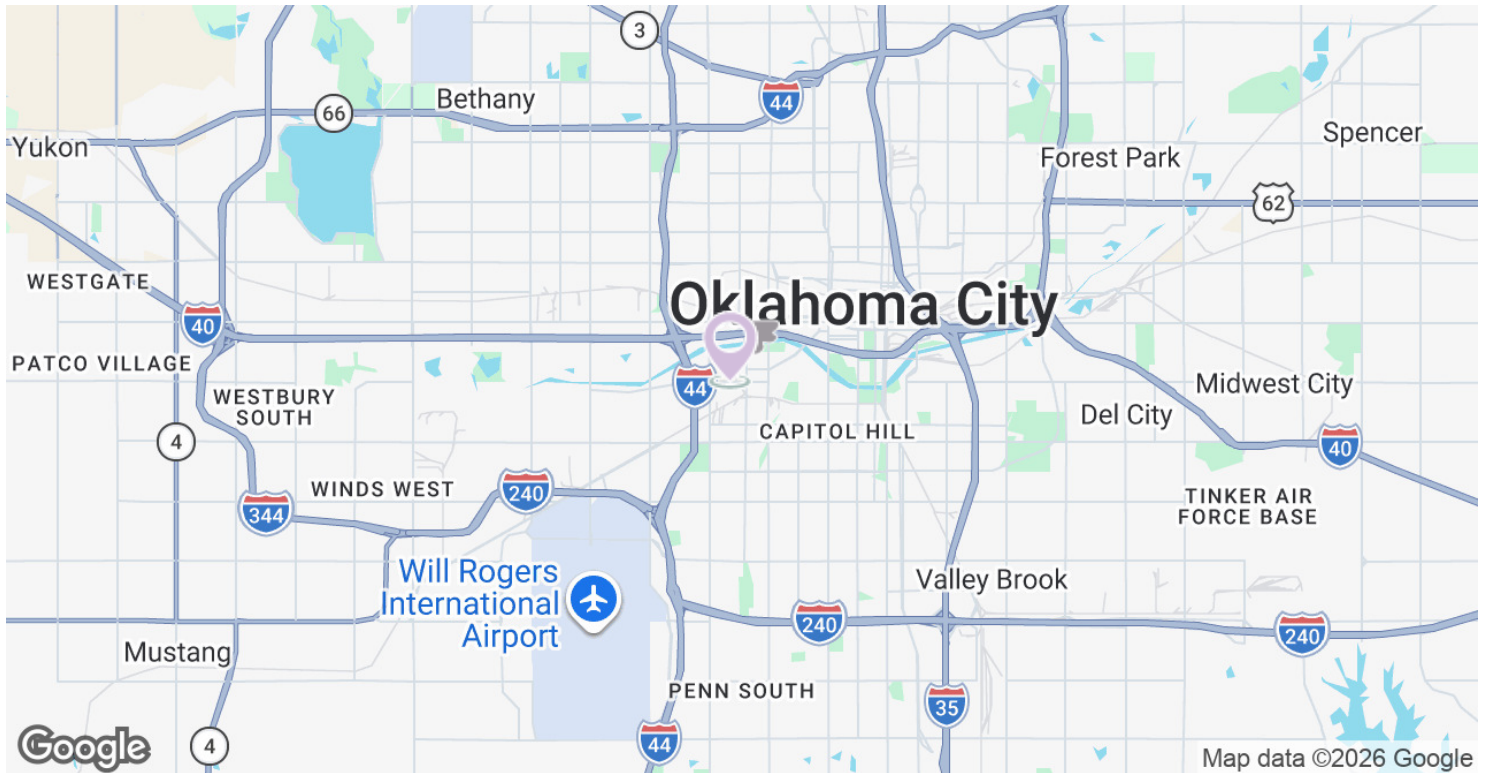
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