

# 1225 W RENO AVE

1225 W Reno Ave, Oklahoma City, OK 73106

## INDUSTRIAL PROPERTY FOR LEASE



### PROPERTY DESCRIPTION

This single tenant warehouse is made available for lease. The entire site is +/- 1.20 acres. It consists of the 10,985sf main building (inclusive of a 1,485sf dry basement), a 2,300sf open air shed, and full site control of the paved yard. Customer and employee parking is available on the East side of the property, off Ellison. This orientation is appealing by keeping customers and guests away from the work and maneuvering within your yard.

### LOCATION DESCRIPTION

Located just off the OKC Boulevard, 1225 W Reno Ave offers seamless access to I-40, bypassing congestion at Western and Pennsylvania. The central location is incredibly appealing, especially with its advertising potential. Boasting strong traffic counts and excellent visibility, the property presents signage opportunities, particularly during the Thunder season. Its strategic positioning and accessibility make it an ideal choice for industrial and manufacturing tenants seeking exposure and convenient connectivity in the bustling Oklahoma City market.

### PROPERTY HIGHLIGHTS

- **1/2 acre yard fenced & paved**
- **Easy access to I-40**
- **Reception & Office (+/- 1,500sf)**
- **Centrally located**

### OFFERING SUMMARY

LEASE RATE:	\$7,000.00 per month (MG)
AVAILABLE SF:	13,285 SF
LOT SIZE:	52,272 SF
MAIN BUILDING:	10,985 SF
OPEN AIR SHED	2,300 SF

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Greyhound Group 

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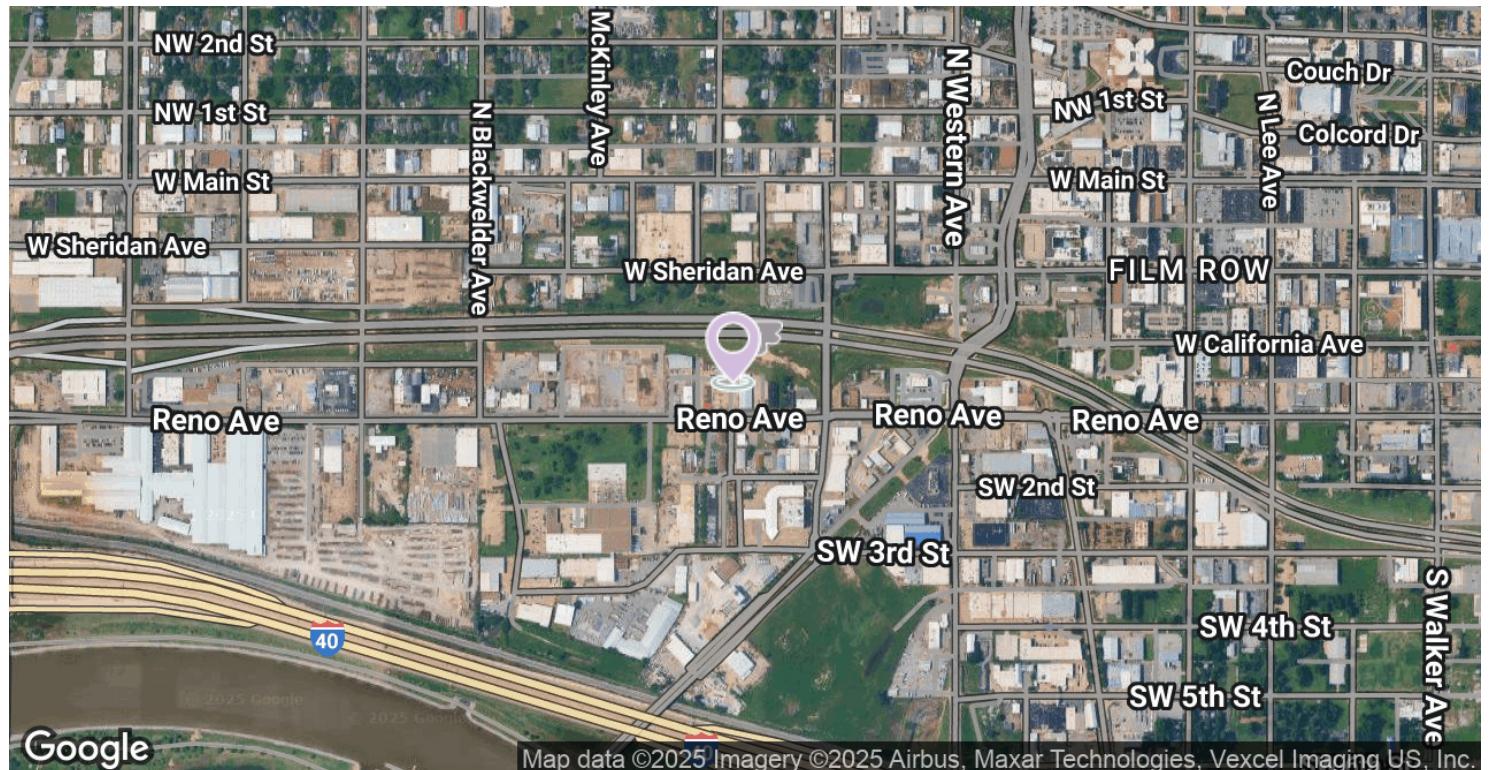
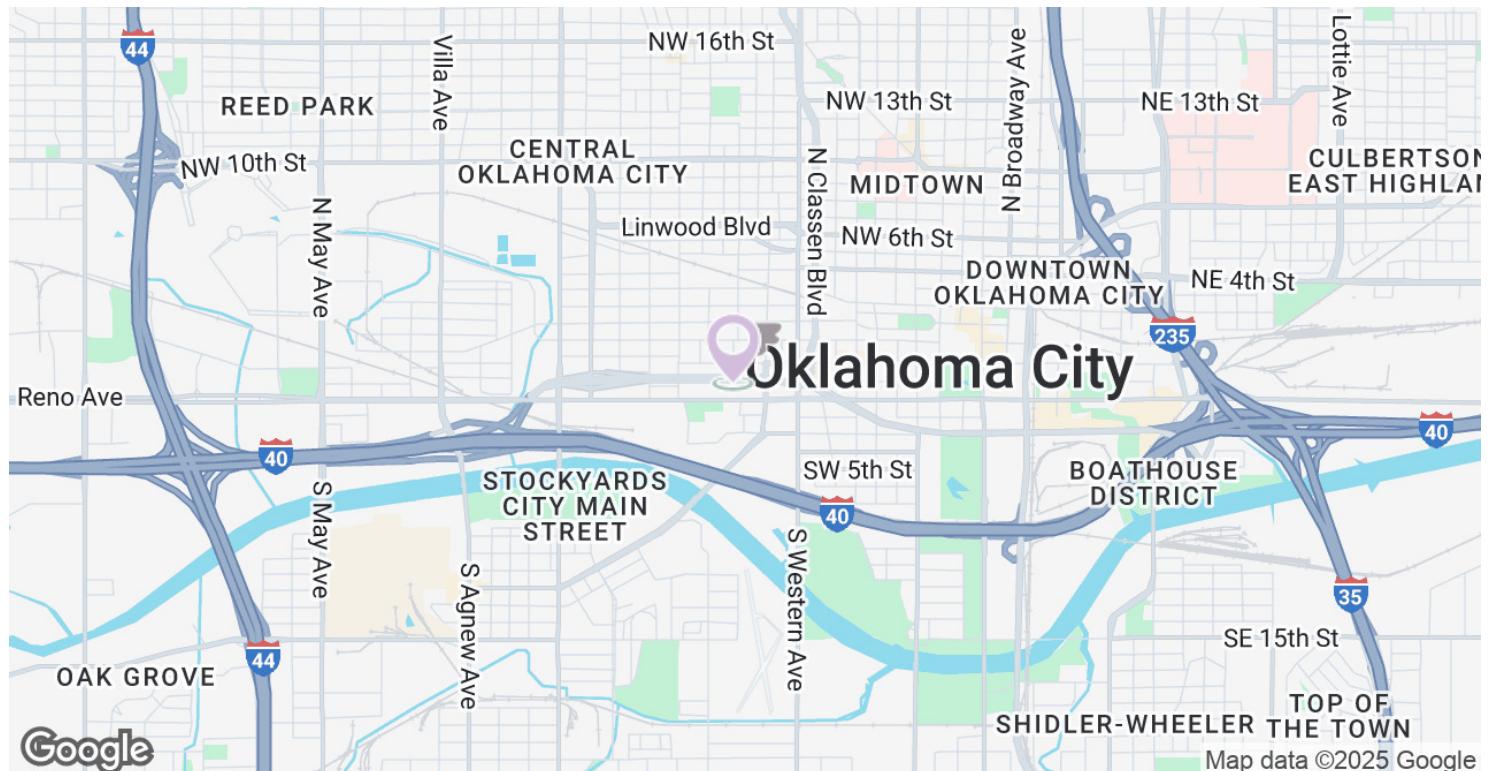
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