

4401 East Hefner Rd

Oklahoma City, Oklahoma 73131

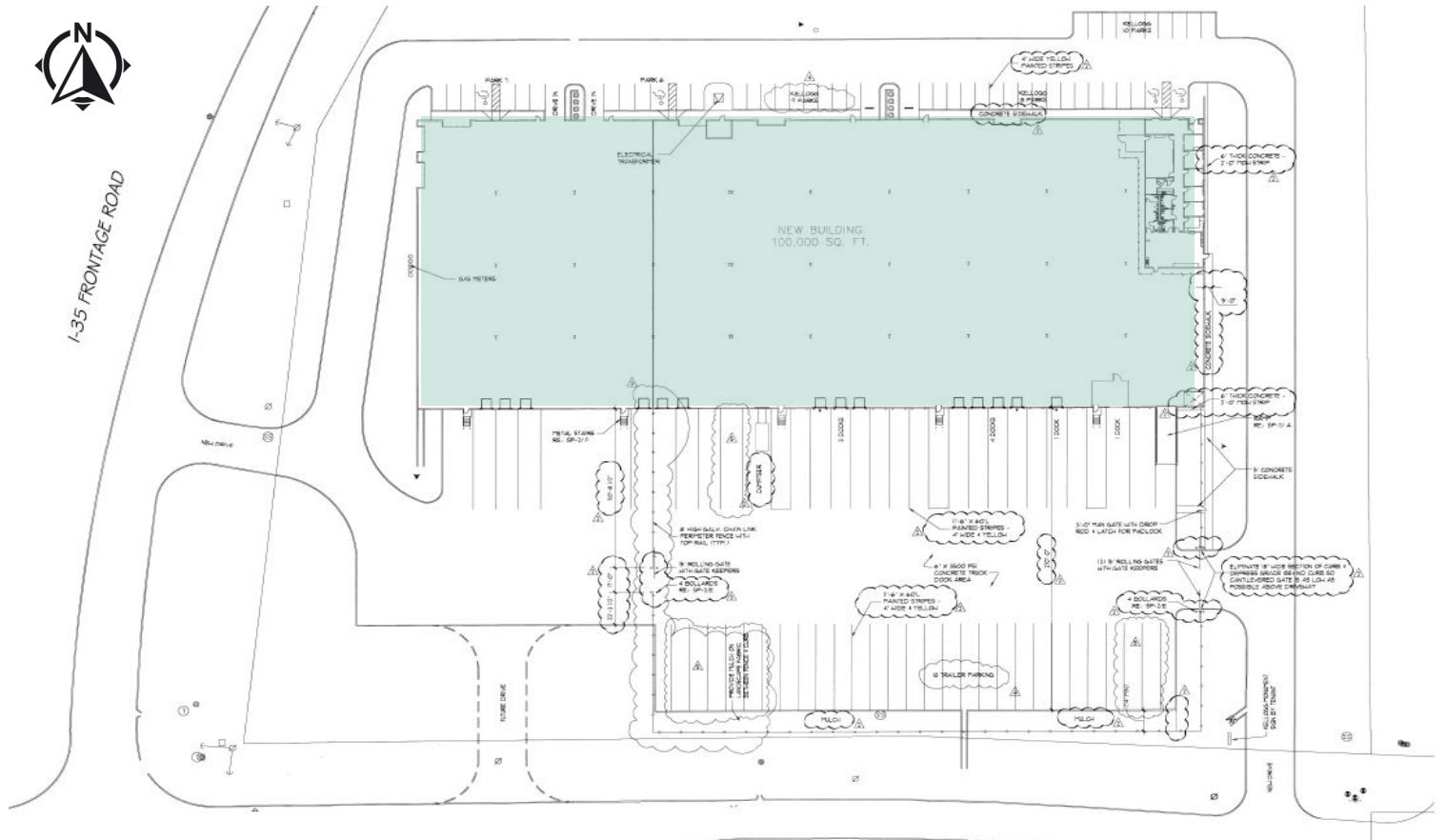
Contact Broker for Pricing



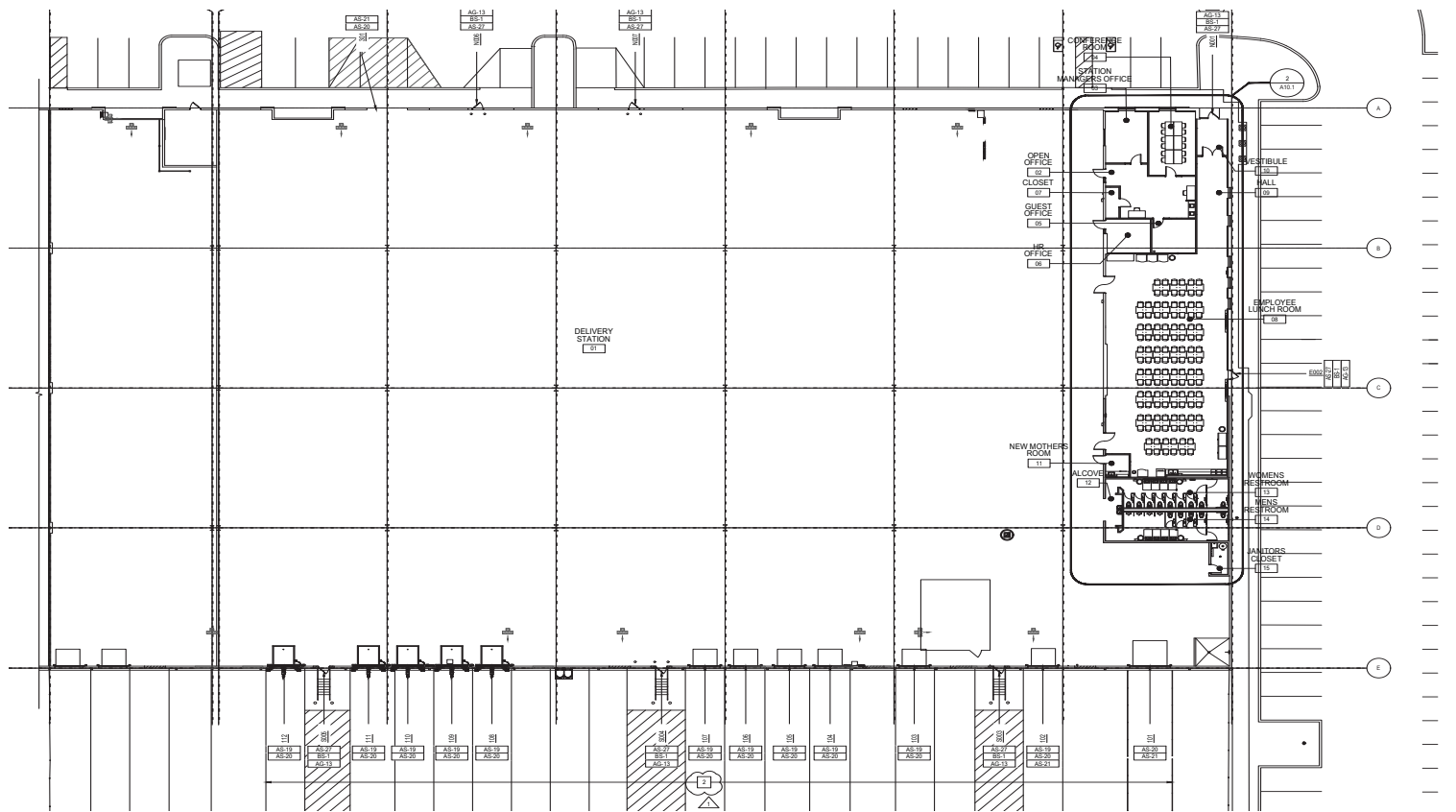
Highlights

- + 100,000± Total Square Feet
 - 60,000± SF Climate Controlled Warehouse (*in Eastern Suite*)
- + Class 'A' Warehouse
- + I-1 Zoning
- + Reinforced Concrete, Built in 2009
- + Multi-Tenant
- + 30-32' Clear Height
- + Column Spacing: 50'w x 50'd
- + ESFR Sprinklers
- + Fenced & Secured Truck Court
- + Excellent Location for Local and Regional Distribution
- + Frontage on I-35
- + Close Proximity to I-44, I-40, & the Kilpatrick Turnpike
- + 60,000± SF Climate Controlled Warehouse Available for Lease or Sublease to User or Tenant
- + Contact Broker for Lease and Pro Forma Information

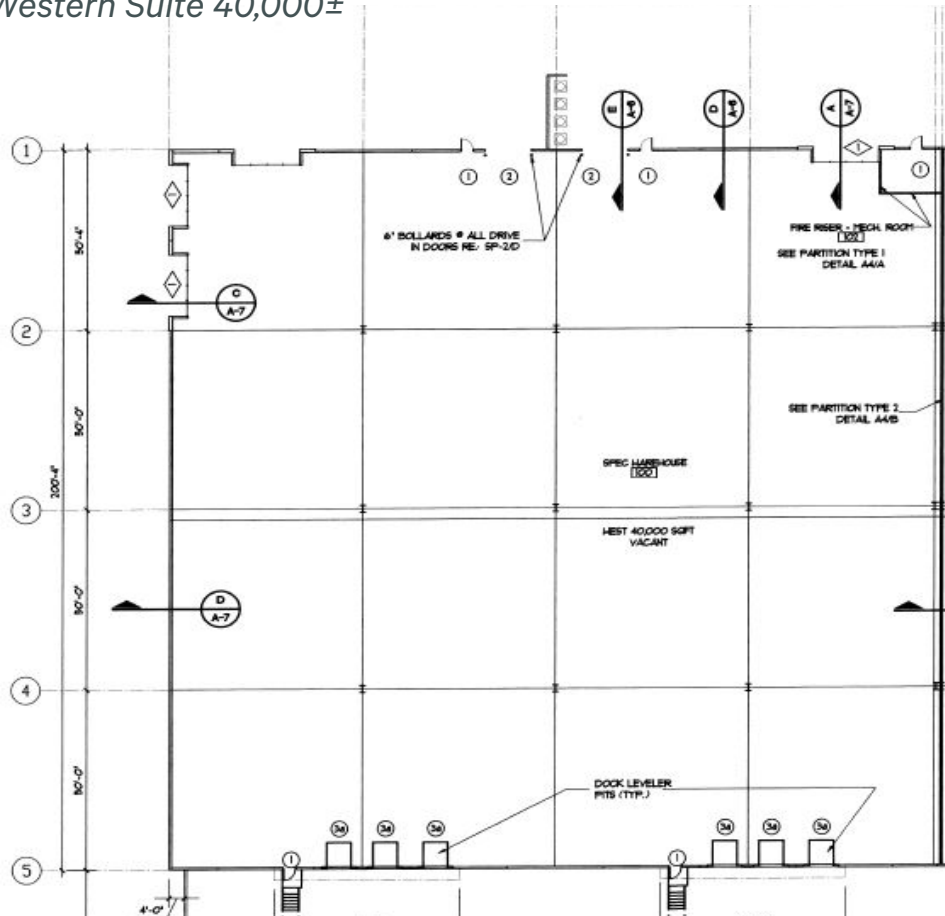
Site Plan



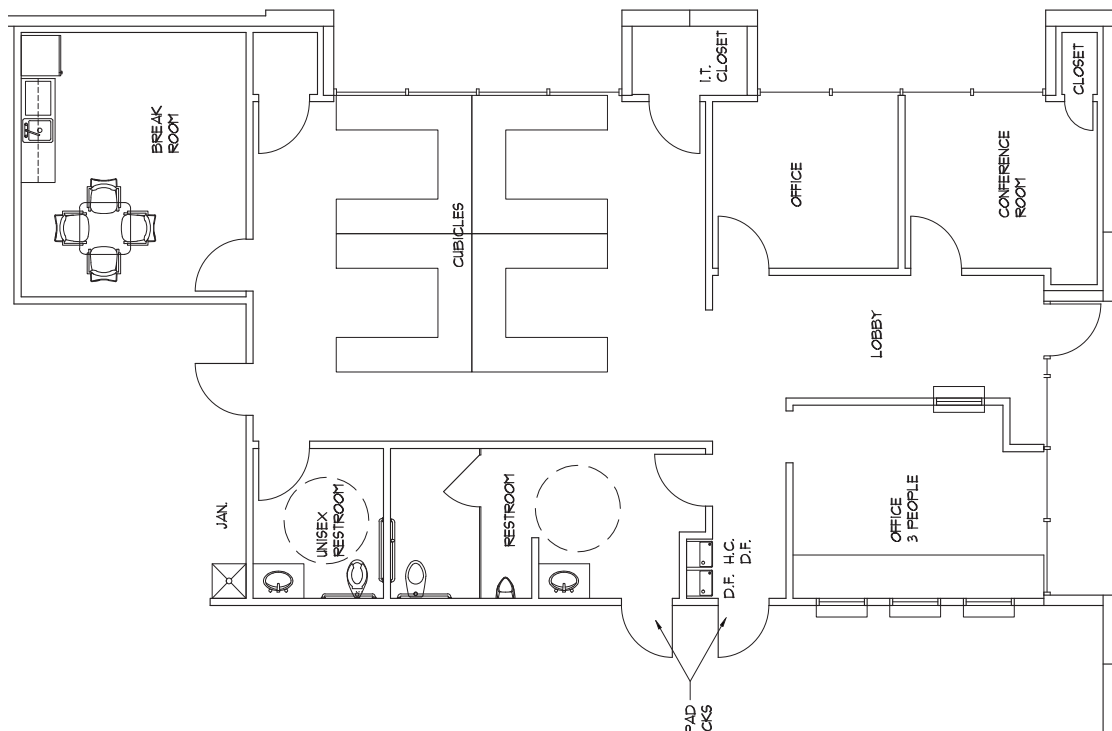
Floor Plan, Eastern Climate Controlled Suite 60,000±



Floor Plan, Western Suite 40,000±



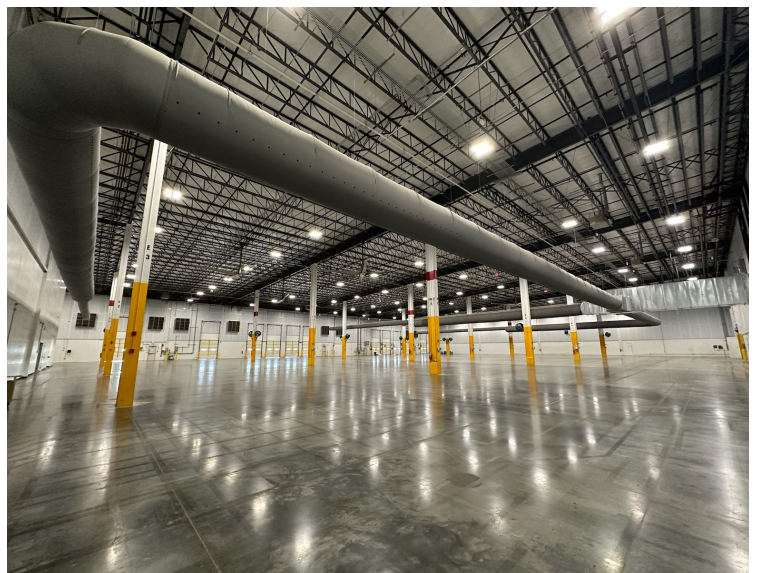
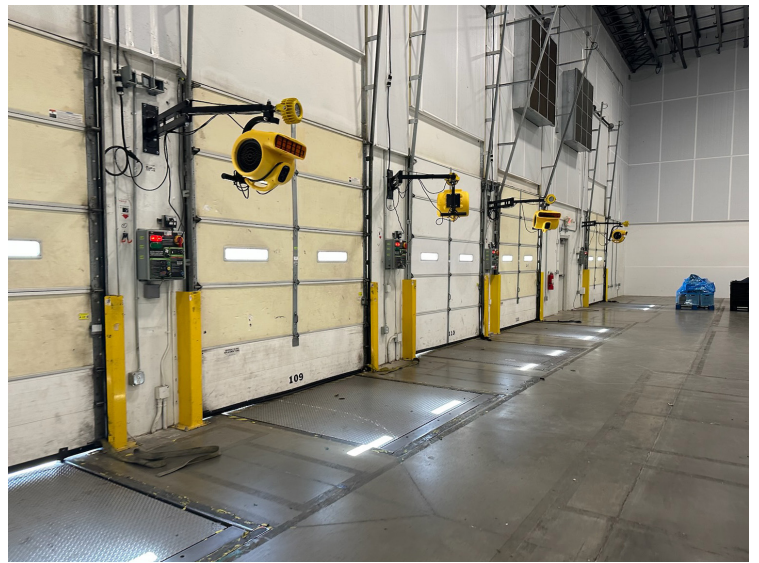
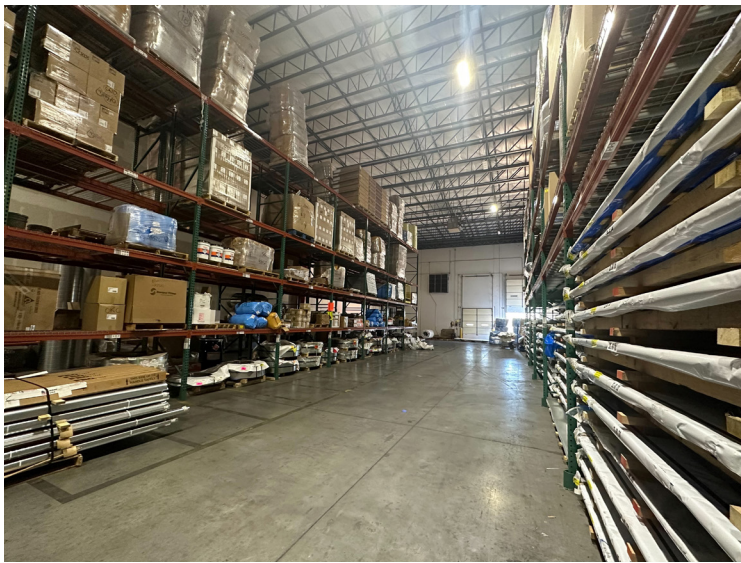
Office Floor Plan, Western Suite



Eastern Suite, *Western Suite*



Western Suite, *Climate Controlled*



Hefner Commerce Park

4401 E Hefner Rd | OKC, OK 73131

For Sale



Contact Broker for Pricing

Contact Us

Jason Hammock, SIOR, CCIM

First Vice President

+1 405 315 0725

jason.hammock@cbre.com

Caitlin Mazaheri, SIOR, CCIM

Vice President

+1 405 413 2315

caitlin.mazaheri@cbre.com

Joe Summers

Associate

+1 405 831 6851

joe.summers@cbre.com

© 2023 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

www.cbre.com/oklahomacity

