

SEMI/TRUCK &/OR BUS REPAIR

11,540 SF INDUSTRIAL

FOR LEASE



2100-2120 Exchange Ave., Oklahoma City, Oklahoma 73108



7501 Broadway Extension
Oklahoma City, OK 73116

Presented By:

George W. Huffman

CEO | Managing Broker

M: 405.409.4400

O: 405.752.2525

george@iwpok.com

InterWest is pleased to present a premier maintenance and overhaul facility, encompassing two parcels designed to support large-scale equipment and vehicle operations. This offering includes a primary facility and an adjacent overflow parking lot, ideal for fleet management and streamlined workflow processes.

Property Details

- Main Facility (2120 Exchange): 10,016 square feet
- Overflow Lot (2100 Exchange): Features a 1,524 square-foot storage building
- Total Combined Area: 11,540 square feet on 0.88 acres

This facility is exceptionally suited for: Large truck fleet maintenance • Diesel engine repair and replacement • Tour bus depot operations

• Heavy equipment chassis refurbishment • Other large-scale vehicle or equipment-related services

Updates & Features

- Renovated Office Space: Updated with new paint and flooring
- Enhanced Shop Area: Freshly painted to provide a clean working environment
- Industrial-Grade Air Compressor: Equipped with distribution piping
- Robust Electrical Infrastructure: Heavy 3-phase electrical system
- High Ceilings: Ranging from 17 to 24 feet, complemented by a 2.5-ton full-span crane
- Efficient Heating: Gas radiant heat installed in work areas
- Multiple Overhead Doors: Twelve 12'x14' grade-level doors facilitating a cross-dock layout for optimal equipment movement
- Prominent Signage: Exclusive use of a substantial pylon sign for enhanced visibility
- Secure Overflow Lot: Fully fenced, suitable for additional storage or fleet operations

Lease Terms

- Availability: Immediate Availability—Can lease properties individually
- Lease Structure: Modified Gross
- Base Rent: \$14,000/ month for both properties | \$2,500/month for 2100 Exchange Ave. | \$11,500 for 2120 Exchange Ave.
- NN Expenses: \$2,000 per month (covering taxes and insurance)
- Total Monthly Rent: \$16,000 for both properties

For further information or to arrange a viewing, please contact George at 405-409-4400.

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OFFERING SUMMARY

\$14,000 / MONTH

BUILDING SF	(2100) 1,524 (2120) 10,016
RENT	\$14,000 Per Month—Both \$ 2,500 Per Month—2100 Only \$11,500 Per Month—2120 Only
LAND	0.88 Acres—Both
LEASE TYPE	Modified Gross
TYPICAL TERM	3-5 Years
CO-BROKERAGE	3% Primary Term



FOR LEASE



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Highlights:

- Auto, Truck or Bus Repair Facility
- Large Overhead Doors
- Fenced Lot
- Large Compressor System
- 2.5 Ton Crane

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