

1612 SE 22ND ST

1612 SE 22nd St, Oklahoma City, OK 73129



OFFERING SUMMARY

Lease Rate:	\$8.00 SF/yr (NNN)
Building Size:	16,600 SF
Lot Size:	1.6 Acres
Year Built:	1977
Renovated:	2023
Zoning:	I-2 (Moderate Industrial)
Market:	Oklahoma City

PROPERTY OVERVIEW

This newly renovated 16,600 SF warehouse is one block east of I-35 and one mile south of I-40. With 20' clear height, the building has a new roof, all new electrical (400 amps) and LED lighting throughout. The building has both dock high and grade doors, full security fence and a 1.4 acre gravel yard. The 1,309 SF office consists of multiple private offices and two bathrooms.

PROPERTY HIGHLIGHTS

- 18' - 20' Clear Height
- New Roof
- One Block East of I-35
- All New Electrical & LED Lights
- 400 Amps - 3 Phase
- Two dock high doors (12' x 14', 12' x 14'), Grade Door (14 x 16)
- 1,309 SF Office Space



Adept Commercial Real Estate, LLC
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ADDITIONAL PHOTOS

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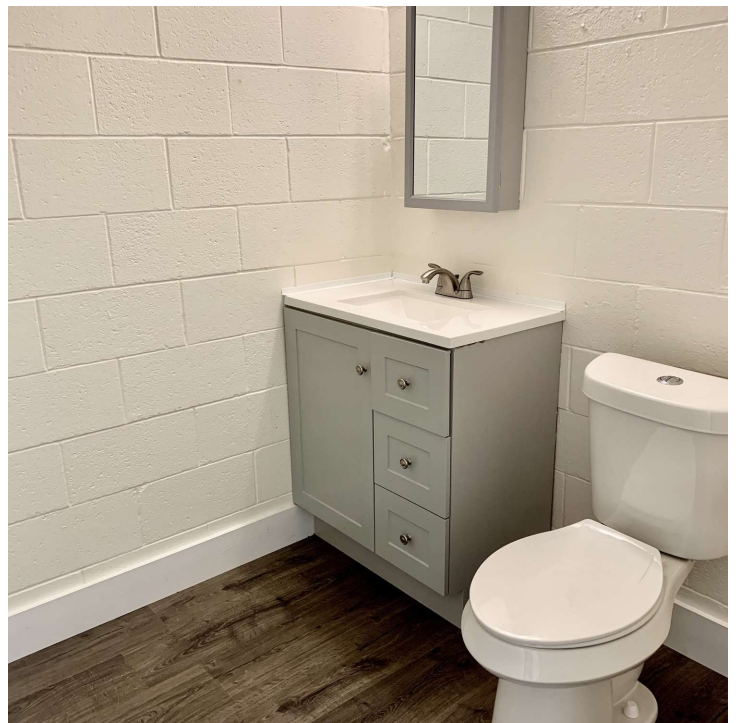
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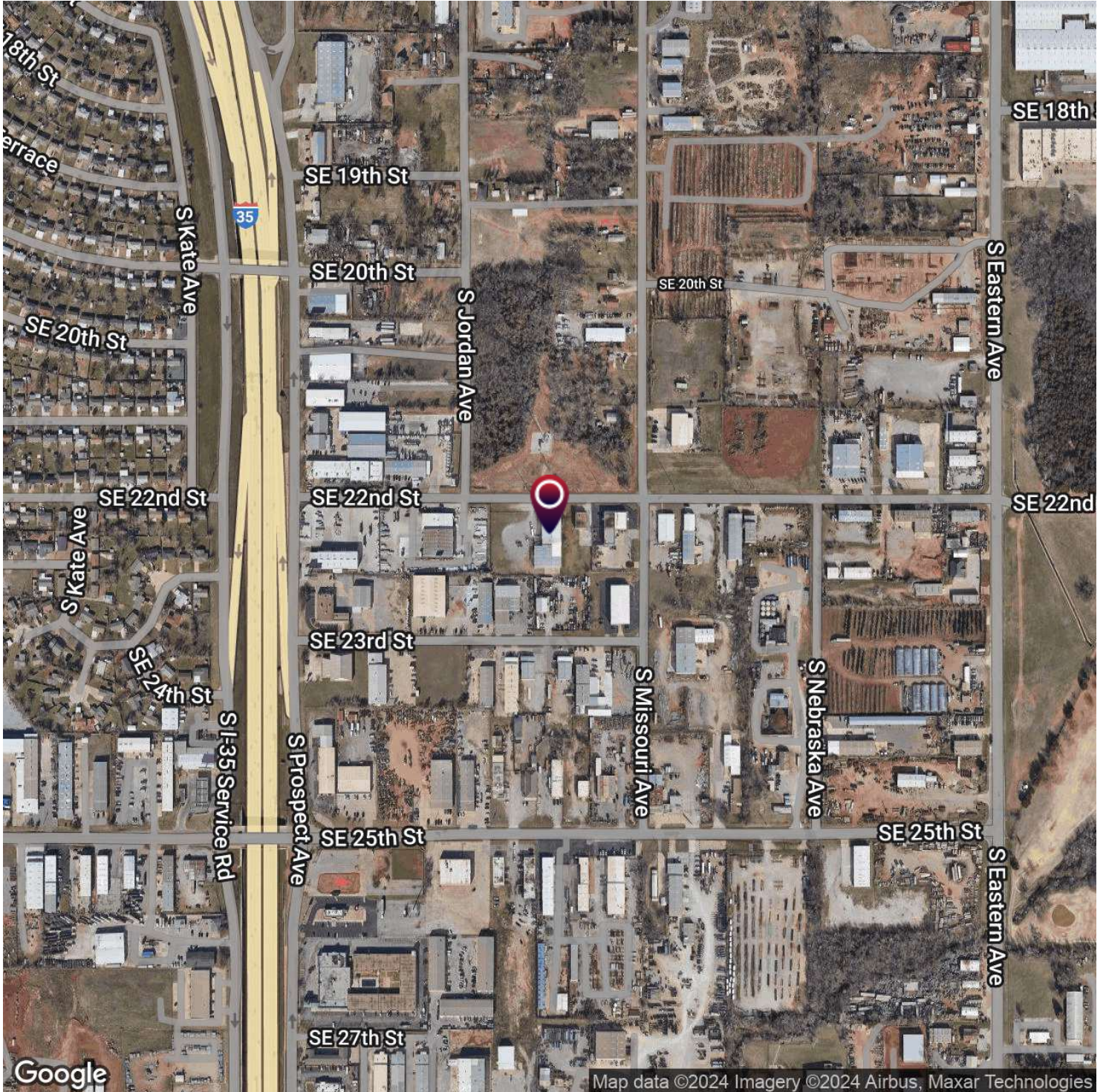
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