

ROCKWELL CREEK INDUSTRIAL PARK

20 N. Rockwell Avenue, Oklahoma City, OK 73127



OFFERING SUMMARY

Lease Rate:	\$7.50 - 9.50 SF/yr (NNN)
Total Buildings SF:	48,000 SF
Available Contiguous SF:	3,000 - 9,000 SF
Zoning:	I-2
Clear Height:	13'-1" Front to 17'-10" Back Clear Span
Overhead Doors:	14' x 12'
Electrical:	3-Phase 208/120V

PROPERTY OVERVIEW

Rates Reduced! Brand new industrial complex with frontage along North Rockwell Avenue just north of West Reno. The site has excellent interstate access being 1/2 mile away from eastbound and westbound I-40 on/off ramps. Flexible floor plans allow for 3,000-9,000 square feet of contiguous space. Each 3,000 square foot space includes 213 square feet of office/restroom space with the remainder being heated warehouse. The complex was designed with wide drive lanes and a truck turnaround which allows for easy, out of the way loading/unloading. The elevated site creates excellent signage visibility and the upscale building design creates a professional environment for your business and clients.

Tenant improvement capital is available for additional tenant buildout

PROPERTY HIGHLIGHTS

- Excellent access to I-40
- Wide drive lanes allowing for easy loading/unloading
- Truck turnaround on site
- 44,000 daily traffic count at the intersection of W. Reno & Rockwell Ave.
- Yard space available
- Short drive to Will Rogers World Airport
- Heavy duty 6" concrete slab



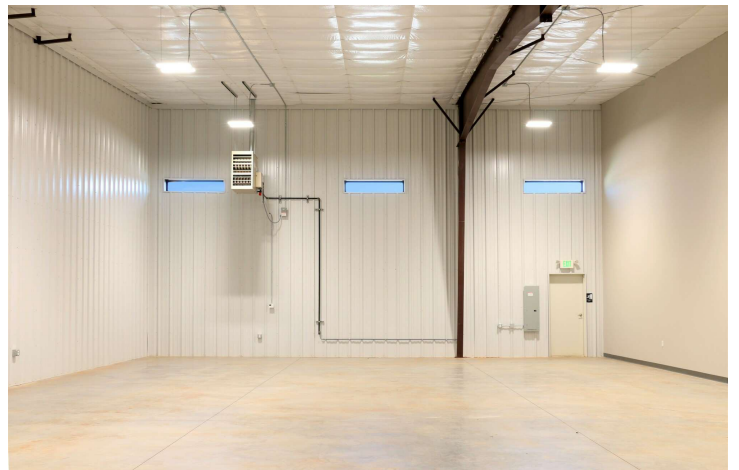
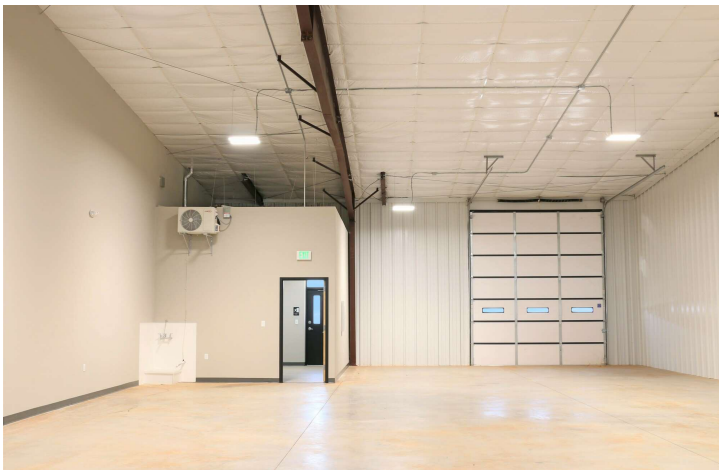
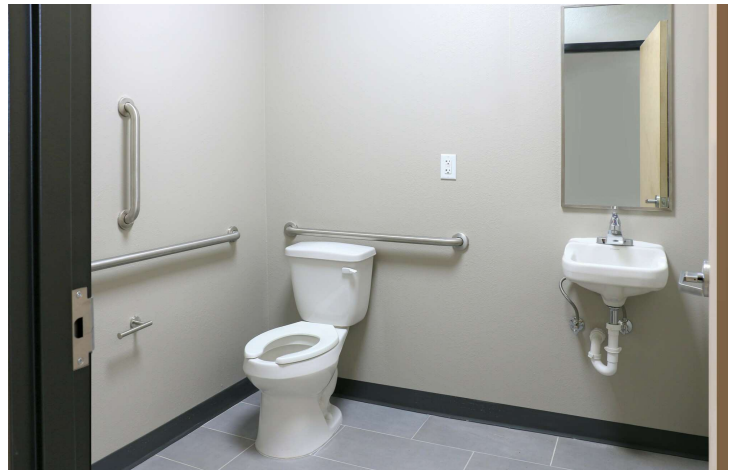
Adept Commercial Real Estate, LLC
1 NE 2nd Street, Suite 101
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ADDITIONAL PHOTOS

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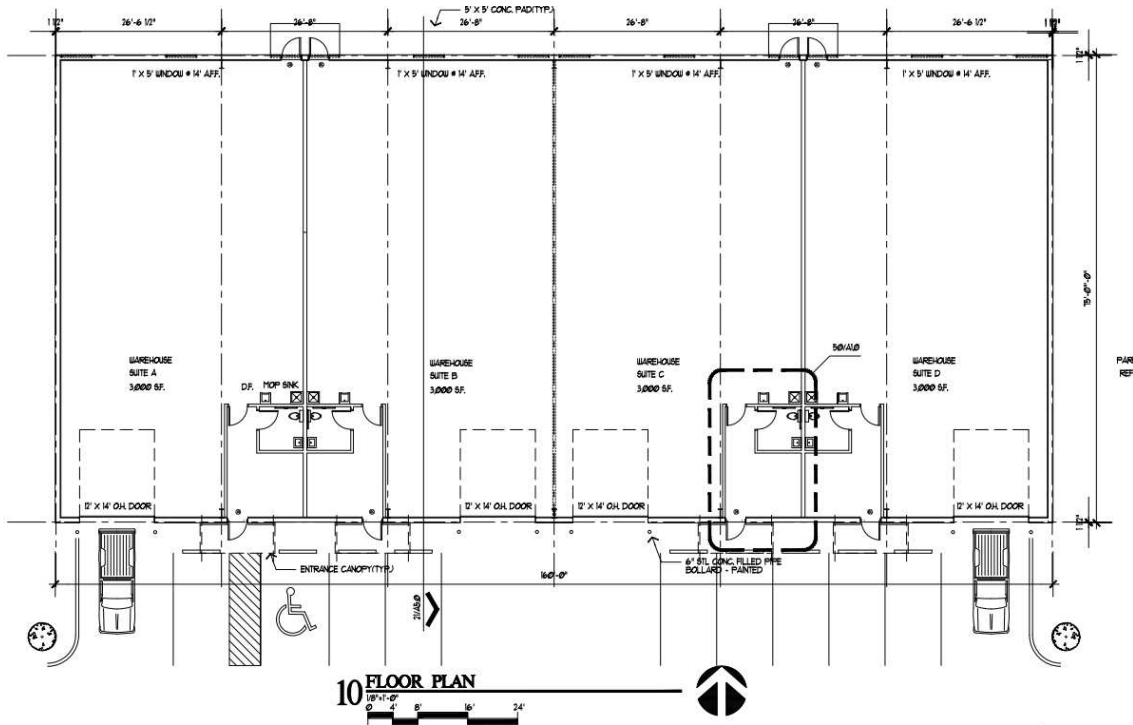
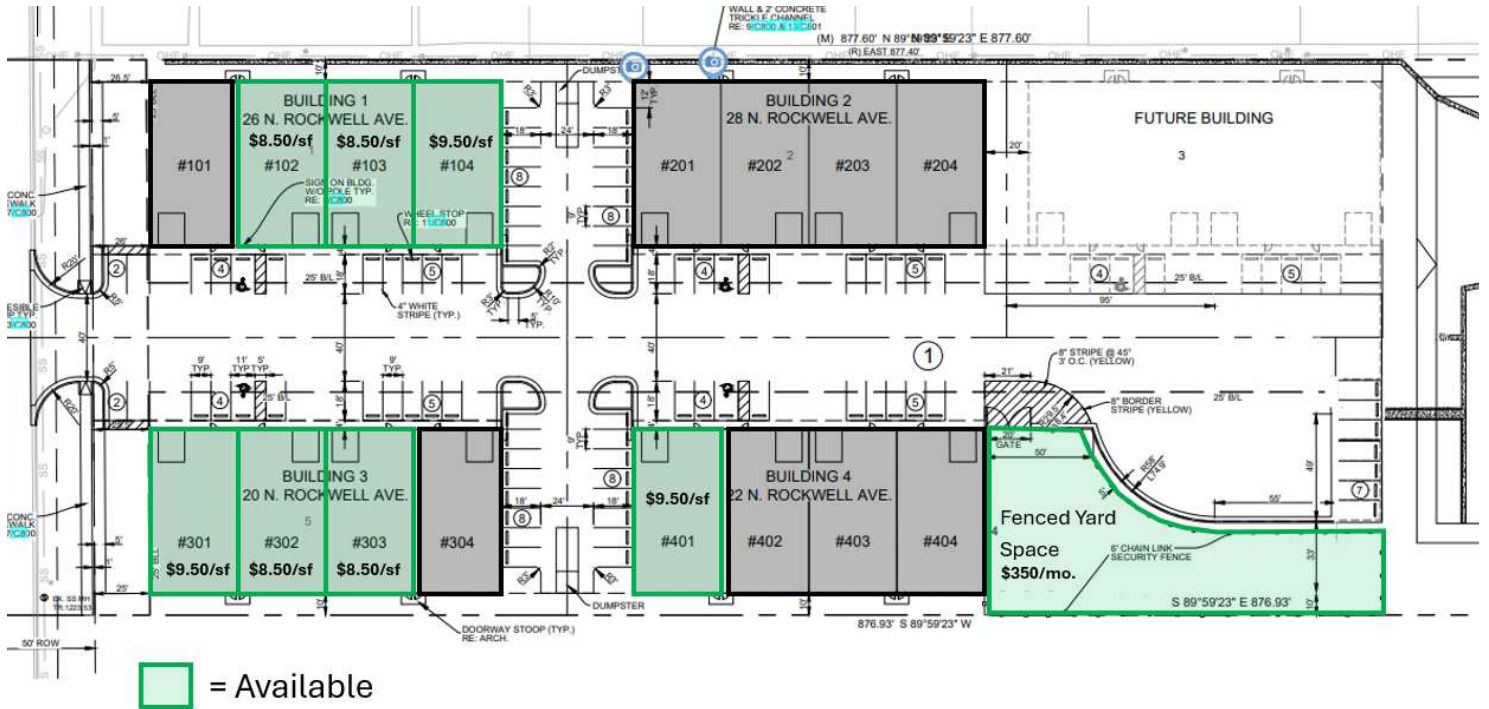


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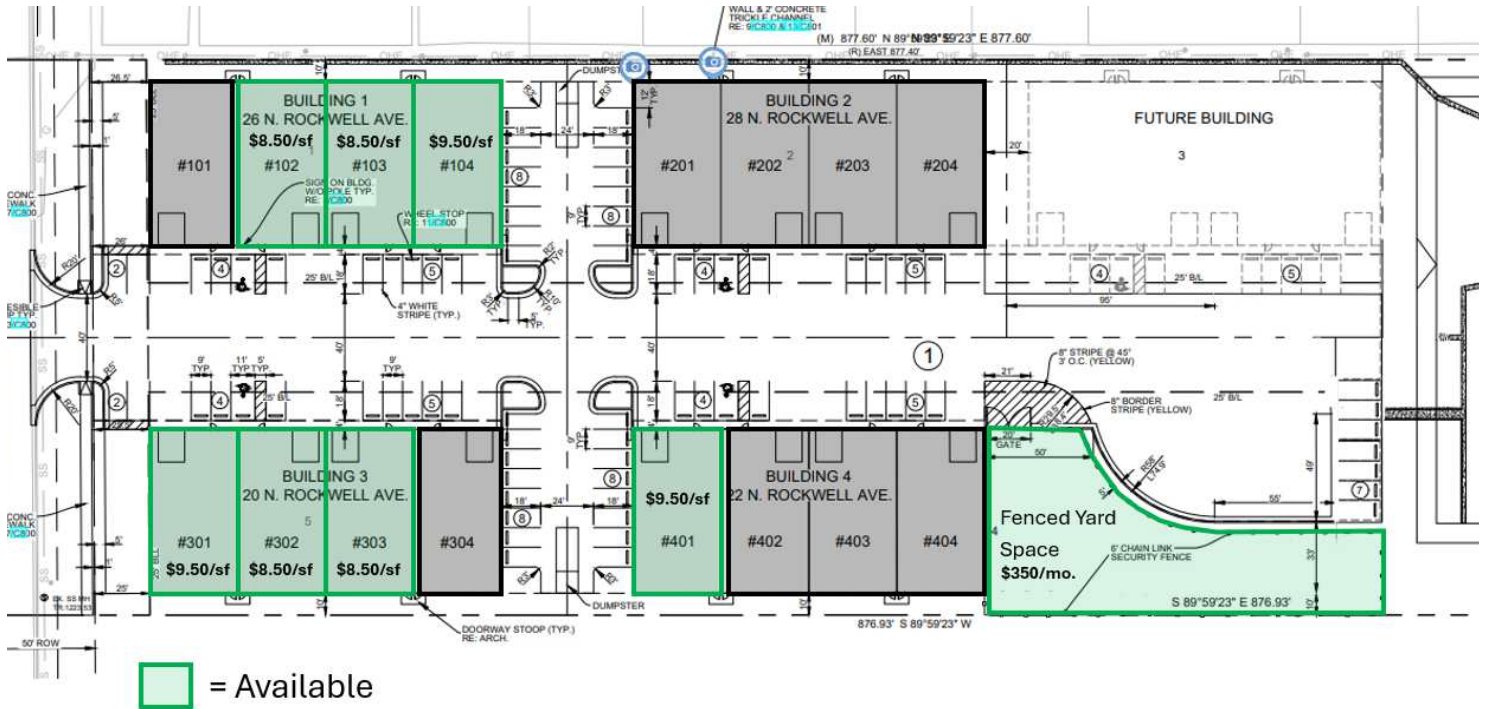


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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Building 1	Available	3,000 - 9,000 SF	NNN	\$7.50 - 9.50 SF/yr	All suites can be combined to create 3,000sf, 6,000sf, 9,000sf, or 12,000sf of contiguous space.
Building 2	-	3,000 SF	NNN	\$8.50 SF/yr	-
Building 3	Available	3,000 - 9,000 SF	NNN	\$7.50 - 9.50 SF/yr	All suites can be combined to create 3,000sf, 6,000sf or 9,000sf of contiguous space.
Building 4	Available	3,000 SF	NNN	\$9.50 SF/yr	Suite 401 has the option to include an approx. 1/4 acre fenced and graveled yard space for outside storage.

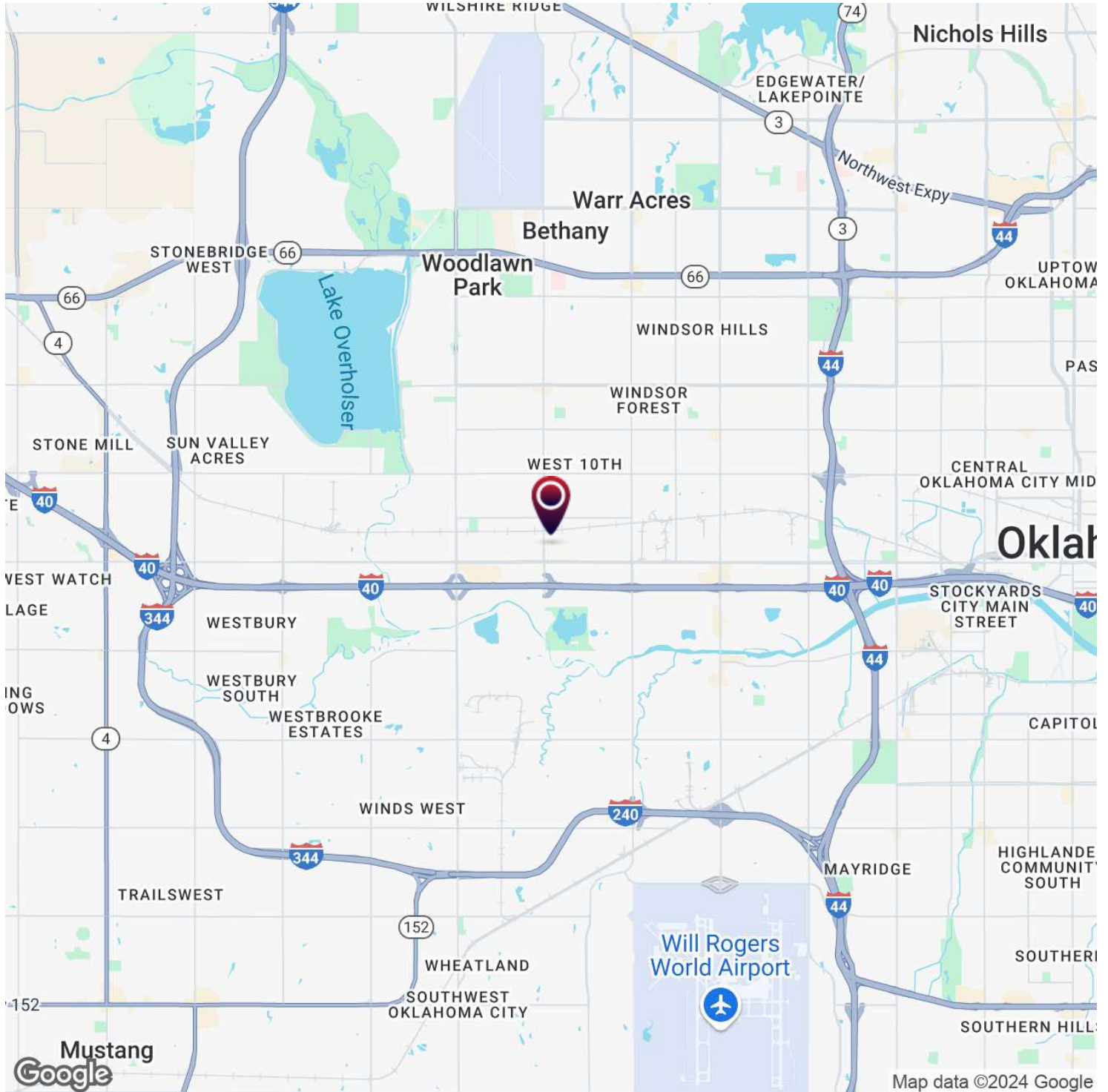


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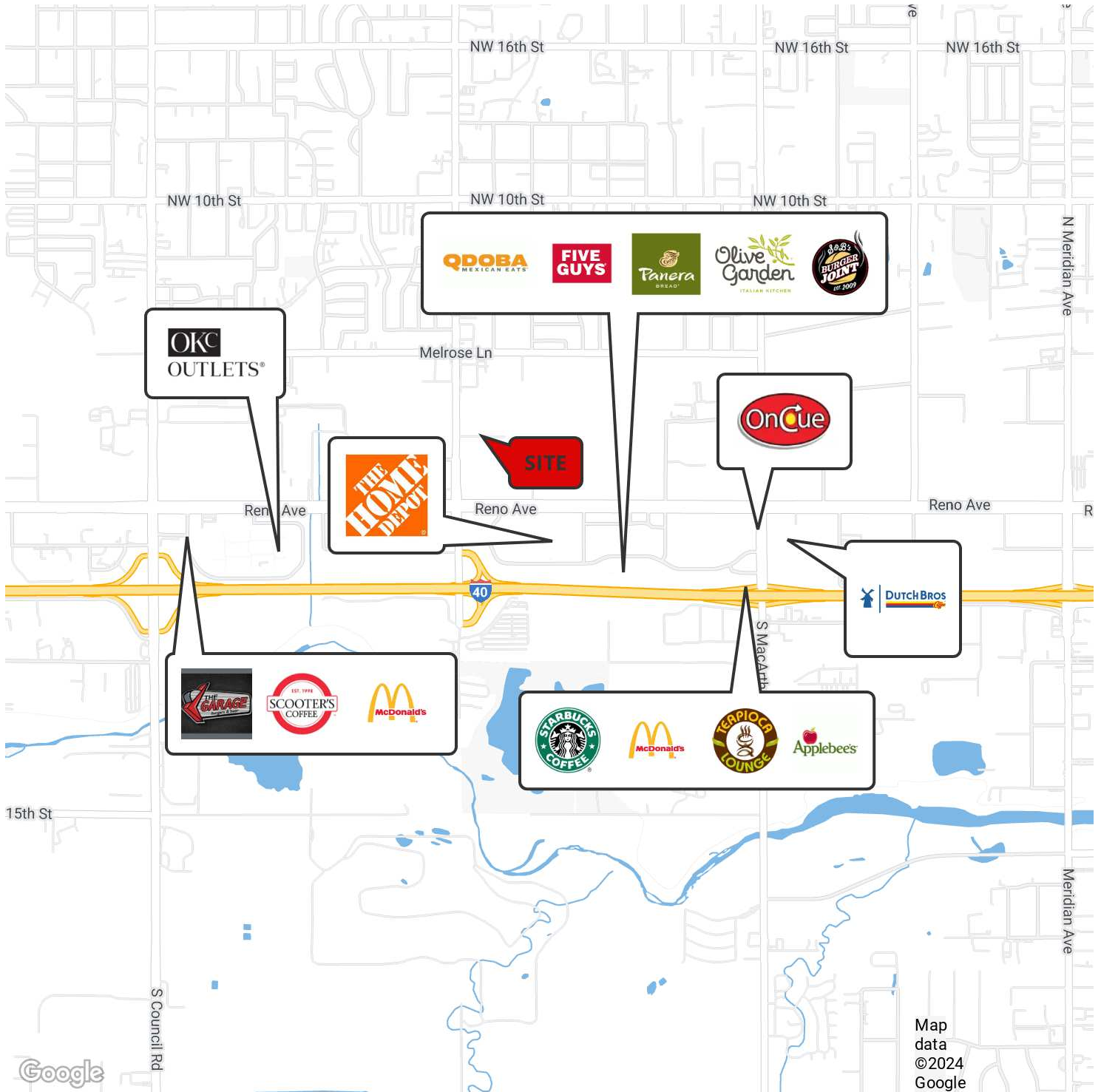


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