

7921  
SW 34th St

Oklahoma City, OK

48,468 SF  
2.29 AC MOL  
FOR LEASE | \$6.25 NNN



CBRE

# Property Highlights



Building Size: 48,468± SF

Office Size: 1,600± SF, 3 private offices and 1 restroom (one warehouse restroom)

Land Size: 2.29± AC MOL

New roof installed summer 2013

Zoning: I-3 (Heavy Industrial)

Clear Height: 20' (west), 18'-22' (east)

Six (6) Drive-In Doors; five (5) 16' x 16' (three for rail access and ventilation, one (1) 20' x 14')

One (1) truck well with 12' x 14' Dock High Door (plus bumpers)

Fully-paved and fenced yard with two gated entrances (one electronic)

Lighting: LED

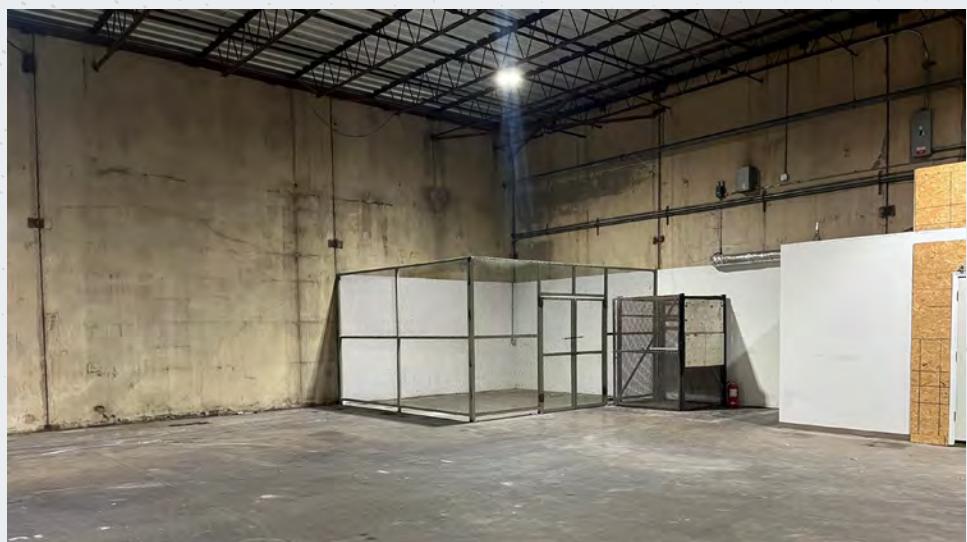
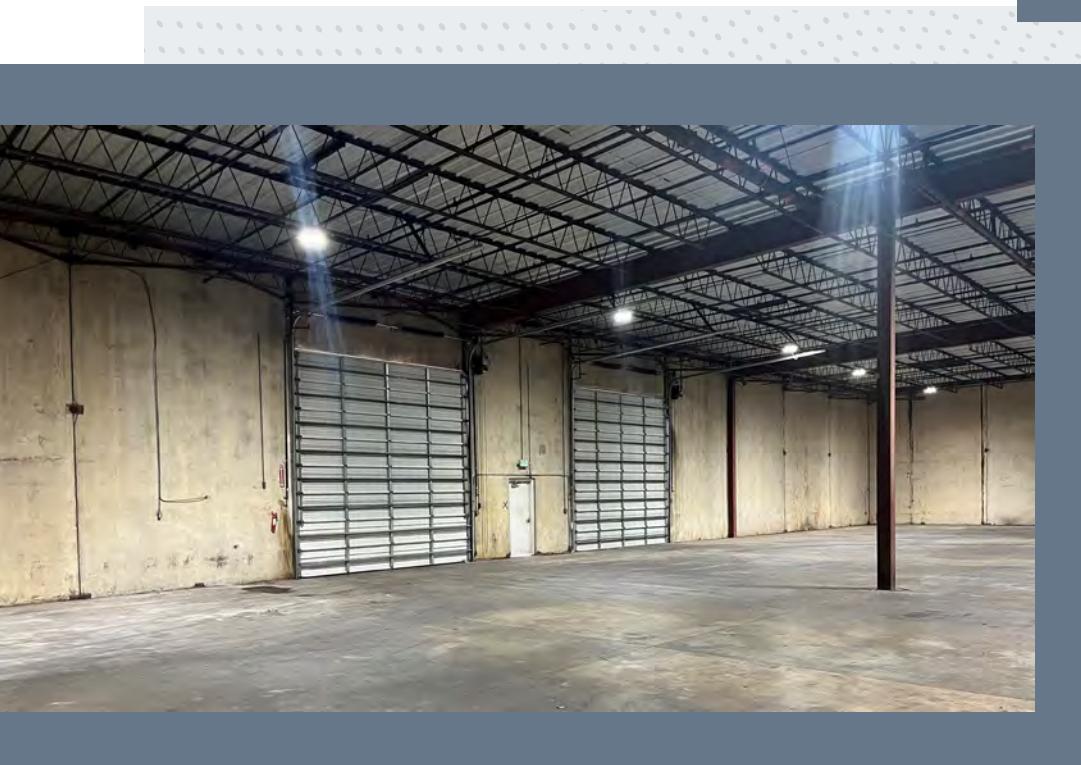
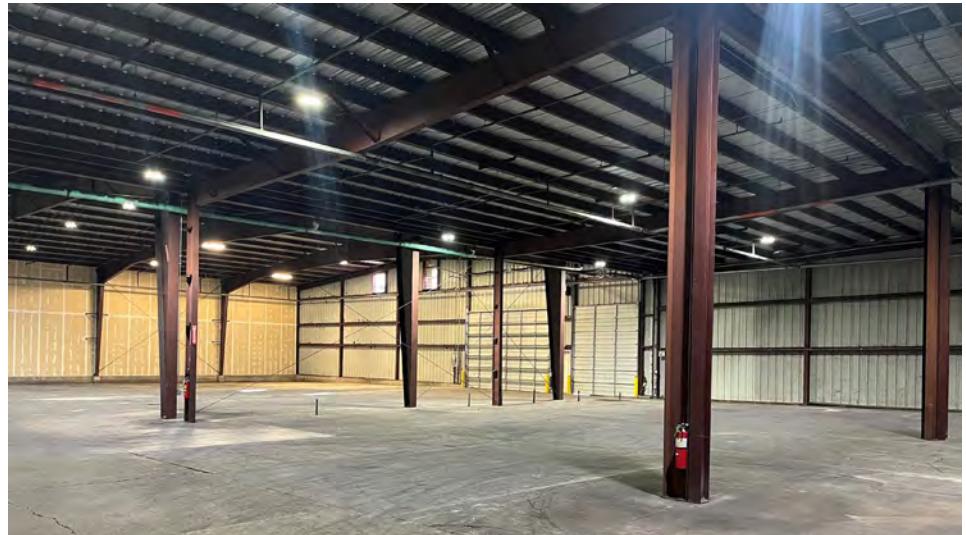
Power: Two 400-amp boxes, 120/240/277/480 Volt, 3 Phase

Warehouse: Sprinklered, exhaust fans

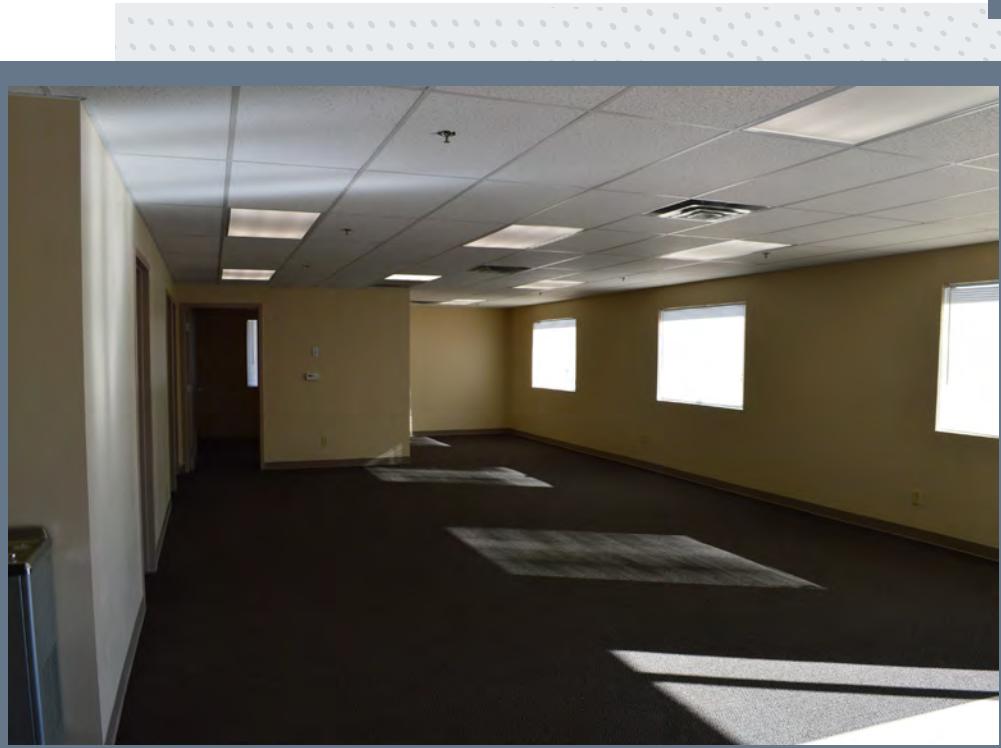
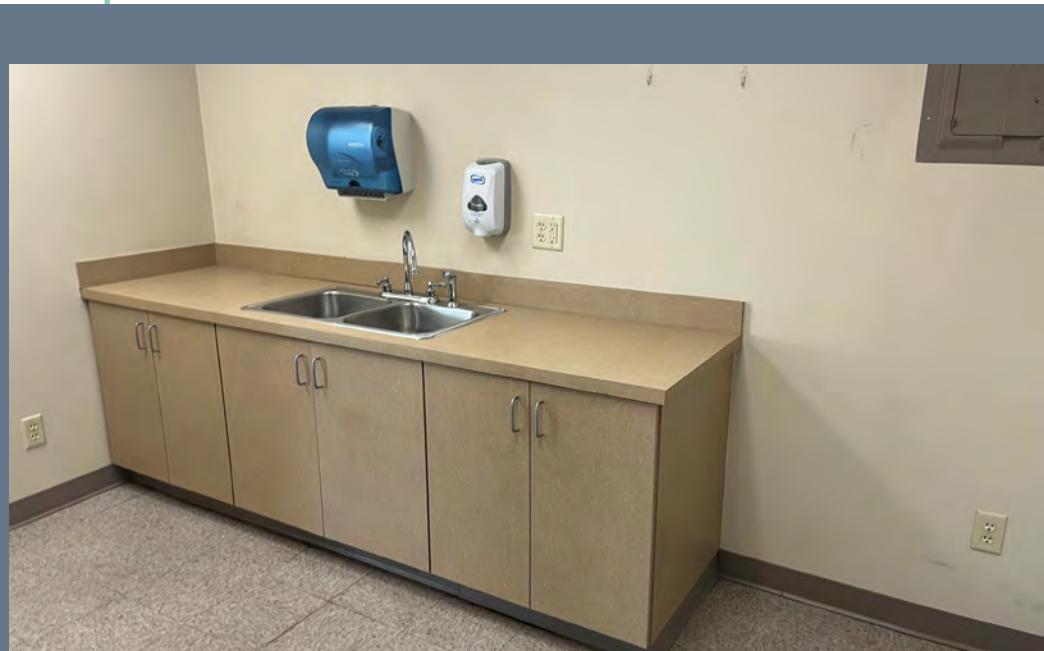
Rail access

External security lighting

## Warehouse Photos



## Office Photos



# Vicinity Map

This property is located south of I-40 about 1.5 miles north of Highway 152. The site is located in an area of tremendous growth due to Hobby Lobby's unprecedented expansion.



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