



**± 16,845 SF**  
**FOR SALE**  
**OR LEASE**



**1610 NE 4TH STREET**  
OKLAHOMA CITY, OK 73117

## PROPERTY FEATURES

BUILDING SIZE:	± 16,845 SF
WAREHOUSE:	± 13,548 SF
OFFICE:	± 3,297
SITE AREA:	± 1.33 Acres   Paved & Fenced
CLEAR HEIGHT:	10' - 16'
DRIVE-INS:	(2) 14' x 10'
STORAGE SHED:	± 400 SF
POWER:	Heavy
LEASE RATE:	<b>\$6.25 NNN</b>
SALES PRICE:	<b>\$1,750,000</b>



**COMMERCIAL  
OKLAHOMA**

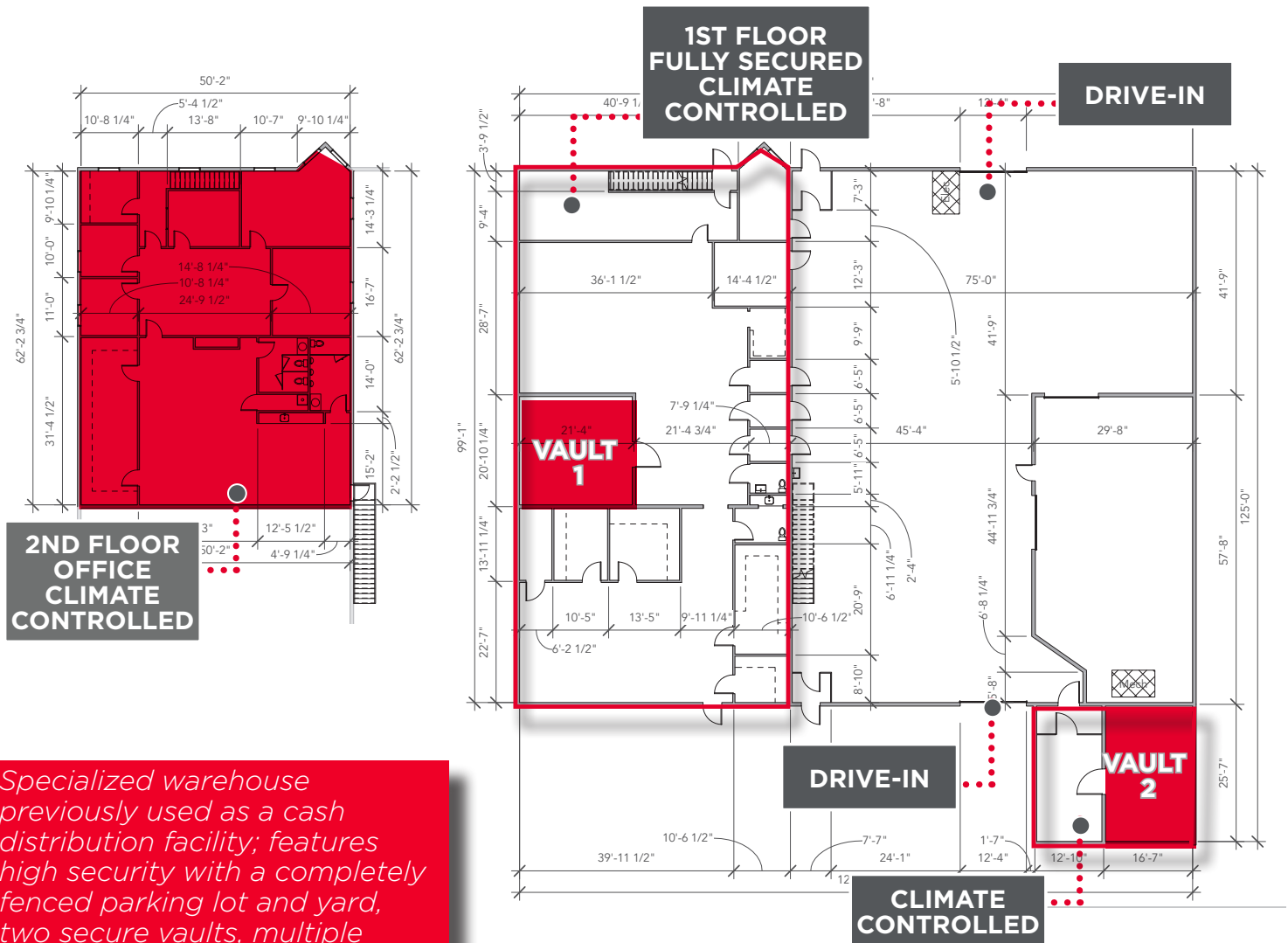
# INDUSTRIAL WAREHOUSE

1610 NE 4TH STREET  
OKLAHOMA CITY, OK 73117



CUSHMAN &  
WAKEFIELD

COMMERCIAL  
OKLAHOMA



*Specialized warehouse previously used as a cash distribution facility; features high security with a completely fenced parking lot and yard, two secure vaults, multiple counting rooms, generator and high security entrance.*

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OKLAHOMA  
CITY

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