

# FOR LEASE

8524 N SOONER ROAD, OKLAHOMA CITY, OK, 73151



**HORIZON**  
COMMERCIAL REAL ESTATE

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[www.horizoncreok.com](http://www.horizoncreok.com)



# PROPERTY INFORMATION

**\$13.00/SF + NNN**

<b>PROPERTY TYPE</b>	WAREHOUSE / OFFICE
<b>SPACE SIZE</b>	8,050 SF (1,047 SF OFFICE)
<b>OPEX</b>	\$2.50/SF (FIRST YEAR)
<b>CLEAR HEIGHT</b>	18' - 28'
<b>ZONING</b>	C-1
<b>YEAR BUILT</b>	2023

-  NEWLY CONSTRUCTED BUILDING WITH A SLEEK DESIGN & TWO GRAVEL YARDS
-  INCLUDES RECEPTION AREA, OFFICES, PRIVATE RESTROOMS
-  NNN IS \$2.50 PSF FOR THE FIRST TWELVE MONTHS - THEN ADJUSTED TO ACTUAL EXPENSES
-  FEATURES 3 OVERHEAD DOORS, MODERN LIGHTS, SECURITY SYSTEM, FRONT GATE, & MORE!
-  SITE IDEAL FOR STORAGE, DISTRIBUTION, STUDIOS, CONTRACTORS & MORE!
-  LOCATED BETWEEN OKC & EDMOND - RIGHT OFF OF SOONER ROAD, ONLY 5 MINUTES FROM I-35!

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