

INDUSTRIAL PROPERTY FOR LEASE

1044 NW 69th Street, Oklahoma City, OK 73116

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$6,000.00/month (MG)
Building Size:	5,000 SF
Zoning:	Moderate Industrial (I-2)
Submarket:	North

LOCATION DESCRIPTION

Strategically positioned directly east of Nichols Hills - less than a quarter mile from N Western Avenue.

PROPERTY HIGHLIGHTS

- Recently upgraded with new office space, spray-foam insulation, and a fully refreshed bathroom.
- The entire building is fully climate-controlled for year-round comfort and efficiency.
- Centrally positioned in Oklahoma City, offering seamless connectivity to Broadway Extension and I-44.
- Equipped with a single grade-level door and one half-height dock for versatile loading.

CODY BEAT

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405.831.0059
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ANDREW HWANG, ESQ

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PROPERTY PHOTOS



Office Space Photo



Interior of Warehouse

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PROPERTY PHOTOS



Interior of Warehouse



Bathroom

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AERIAL PHOTO



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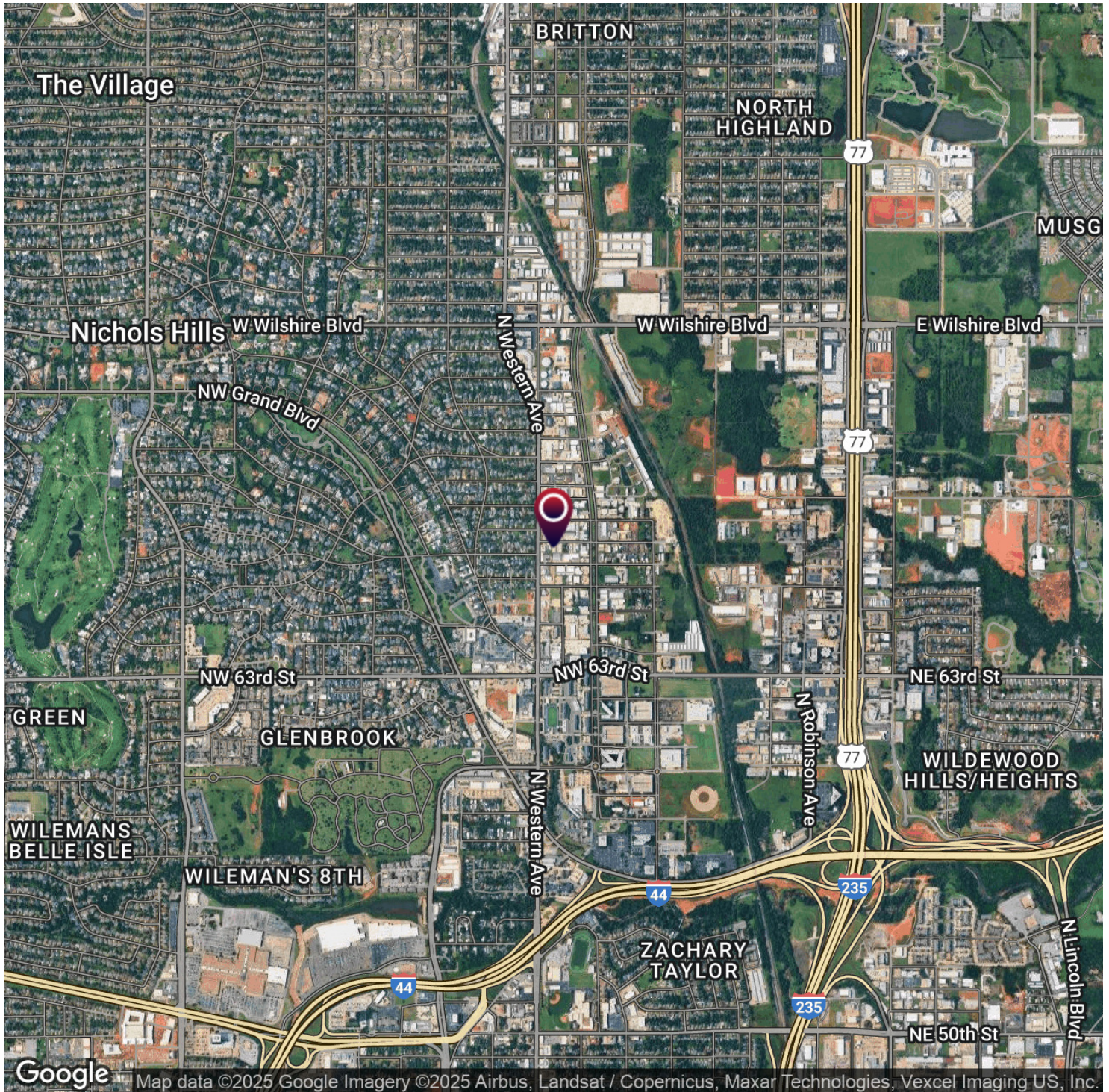
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LOCATION MAP



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