

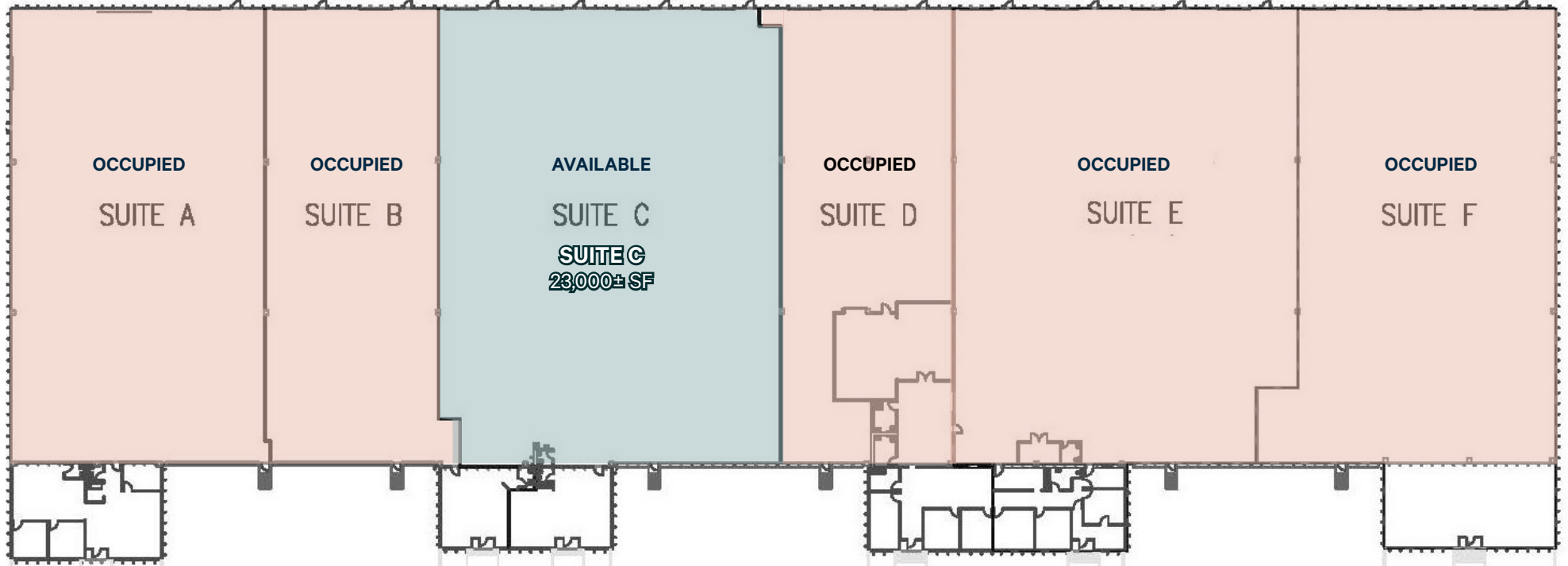
Melcat Distribution Center

3501 Melcat Drive | Oklahoma City, Oklahoma 73179



Jason Hammock, SIOR, CCIM
First Vice President
+1 405 315 0725
jason.hammock@cbre.com

Caitlin Mazaheri, SIOR, CCIM
Vice President
+1 405 413 2315
caitlin.mazaheri@cbre.com



Property Details

- + Building Size: 106,000 SF
- + Available Space: 23,000 SF
 - Suite C: 23,000 SF
- + Located Foreign Trade Zone (FTZ) #106
- + Distribution center
- + Built in 1986
- + Clear Height: 18'
- + Dock and grade level doors
- + I-2 Zoning
- + Ample parking
- + Professionally managed
- + Excellent access to I-40, I-44, and I-240

Lease Rate: \$5.95 PSF NNN

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

FTZ Warehouse | For Lease



Jason Hammock, SIOR, CCIM
 First Vice President
 +1 405 315 0725
 jason.hammock@cbre.com

Caitlin Mazaheri, SIOR, CCIM
 Vice President
 +1 405 413 2315
 caitlin.mazaheri@cbre.com