

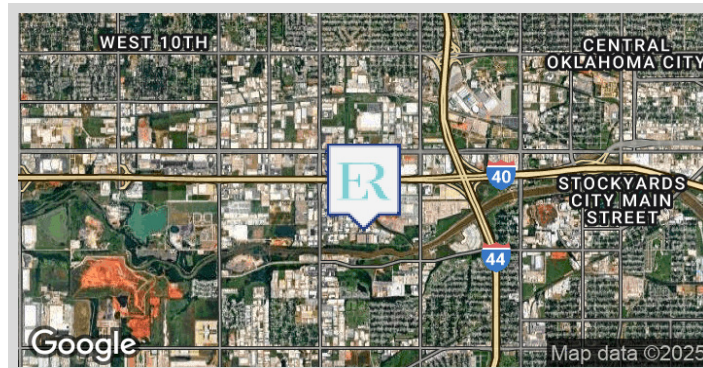


### OFFERING SUMMARY

Available SF:	10,023
Building Size:	67,682
Lease Reate:	\$5.17 SF NNN
Year Built:	1981
Zoning:	I-2
CAM Rate:	\$2.01/SF

### LOCATION OVERVIEW

\*\*\*LEASE RATE REDUCTION\*\*\* This property is located along Will Rogers Parkway, just East of S. Meridian Ave. in Oklahoma City, OK.



### PROPERTY HIGHLIGHTS

- \*\*\*LEASE RATE REDUCTION\*\*\*
- Sublease with Lease Expiring 12/31/28
- Overhead Door with Ramp 10x10
- Two Dock Highs (1 - 8x10 & 1 - 7x7.5)
- 3140 SF Office MOL
- Alarm System
- Fully Sprinkled
- Column Spacing 35 FT
- Ceiling Height 21 FT to Deck
- Space Dimensions 72' Wide MOL x 140' Deep MOL
- LED Lighting in Warehouse

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# 4116-4118 WILL ROGERS PKWY

STE 400 - OKLAHOMA CITY, OK 73108



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