

# BRAND NEW WAREHOUSE FOR SALE

2421 S Portland Avenue, Oklahoma City, OK 73108

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$1,475,000
Building Size:	9,000 SF
Lot Size:	0.88 Acres
Clear Heights:	15' - 20'
Zoning:	SPUD - 1690
Submarket:	Southwest

### LOCATION DESCRIPTION

Positioned with direct frontage on S Portland Avenue, the property offers excellent accessibility and convenient connectivity to Interstate 40 and Interstate 44.

### PROPERTY HIGHLIGHTS

- The warehouse features four 14' x 12' grade-level doors, 400-amp electrical service, two radiant gas heaters and a shop bathroom.
- The office area includes two private offices, a reception area, and bathroom.
- Clear-span construction provides a flexible, open layout that supports a wide range of floor plan configurations.
- Brand new LED lighting installed throughout the entire property.
- The expansive concrete parking lot is well designed to comfortably accommodate both employees and visitors.

### CODY BEAT

Director, Brokerage & Advisory Services  
405.831.0059  
cody@adeptcre.com

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PROPERTY PHOTOS



Warehouse Interior



Warehouse Interior

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## PROPERTY PHOTOS



Reception Area



Private Office

### **CODY BEAT**

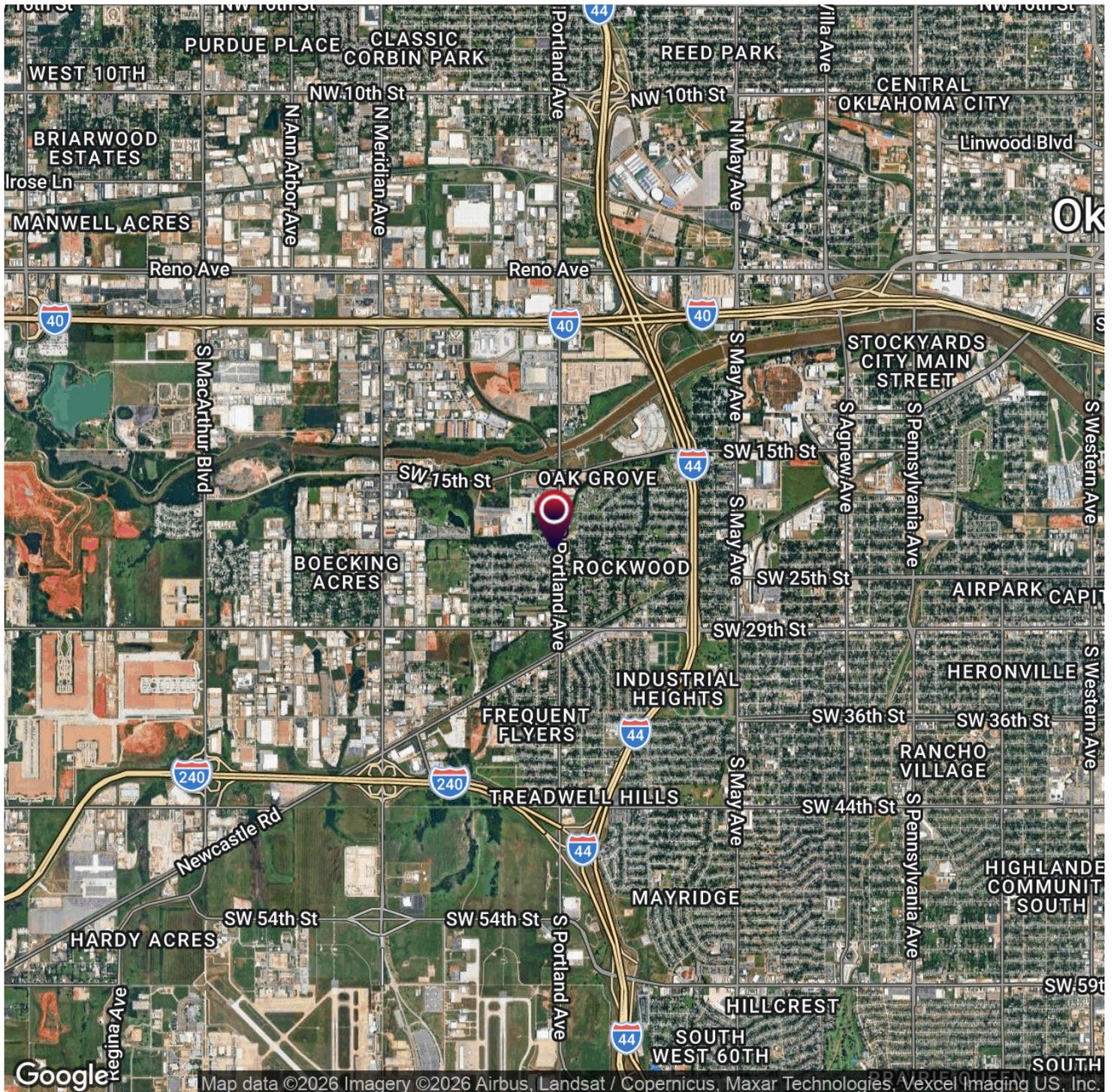
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AERIAL MAP



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