



# FOR LEASE



## 2010-2021 Exchange Ave, Oklahoma City, Oklahoma 73108

Presented By: **Shyon Keoppel**  
Sales Associate  
M: 405.229.1475  
[shyon@skventuregroup.com](mailto:shyon@skventuregroup.com)



## PROPERTY OVERVIEW

### Unlimited Potential!

Are you looking to elevate your business operation? Or do you need more storage space? This property is ready for immediate use by experienced businesses looking to expand.

### Facility Highlights:

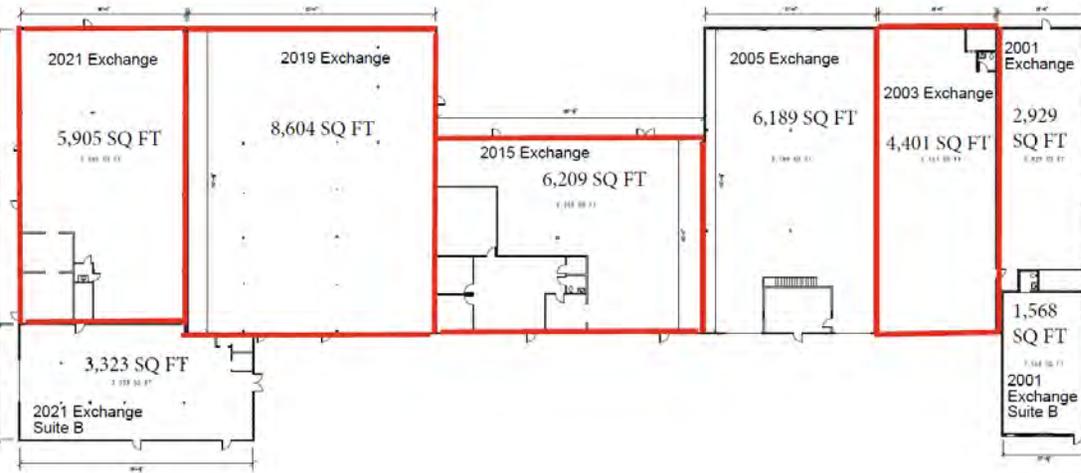
- ADA Compliant Restroom
- Grade Level Doors
- 12 Drive In Bays
- 12' Clearance Height
- Lots of square footage for storage
- Located in Historic Oklahoma National Stockyards District
- Built in 1948 / Renovated in 2021
- Zoned I-2

### Why Lease Here?

- 30 DAY FREE RENT PERIOD!!
- Move-in Ready: Avoid months of costly build-outs and get moved right in.
- Prime Location: Located centrally with easy access for distribution and logistics, ideal for both local and regional operations.
- Support for Growth: High traffic area with large population

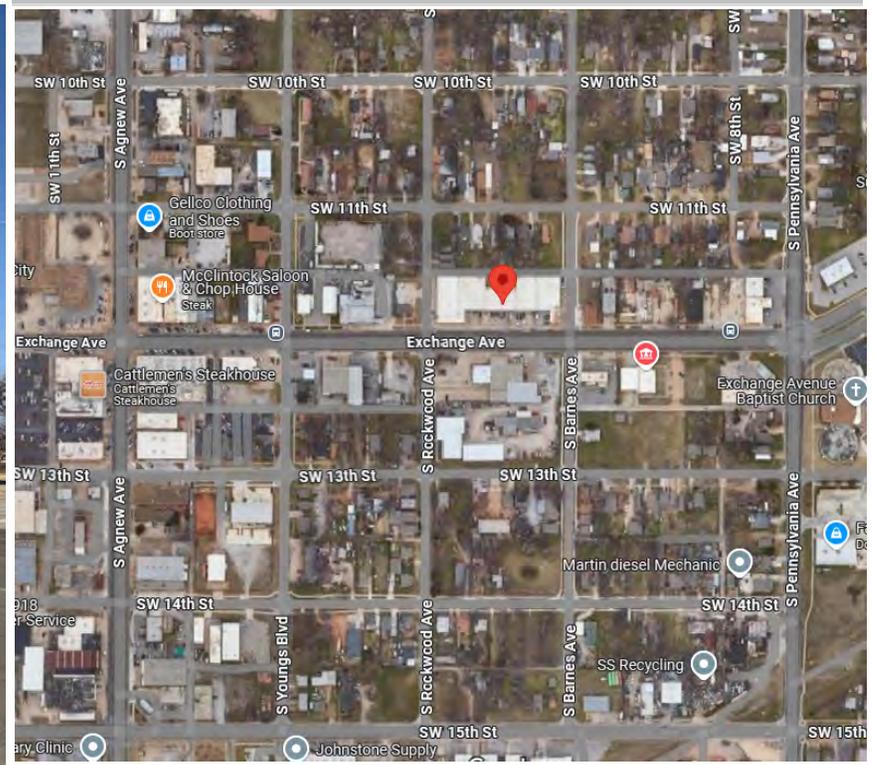
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## OFFERING SUMMARY

<b>BUILDING SF</b>	<b>4,401 - 8,604 SF</b>
<b>LAND SIZE</b>	<b>1.15 Acres MOL</b>
<b>BASE RENT</b>	<b>\$4.75- \$6.00 / sf (30 day free rent)</b>
<b>LEASE TYPE</b>	<b>NNN</b>
<b>NNN FEE</b>	<b>\$0.70 / sf, plus 3% mgmt fee</b>
<b>TYPICAL TERM</b>	<b>3+ Years</b>
<b>CO-BROKERAGE</b>	<b>3% Primary Term</b>



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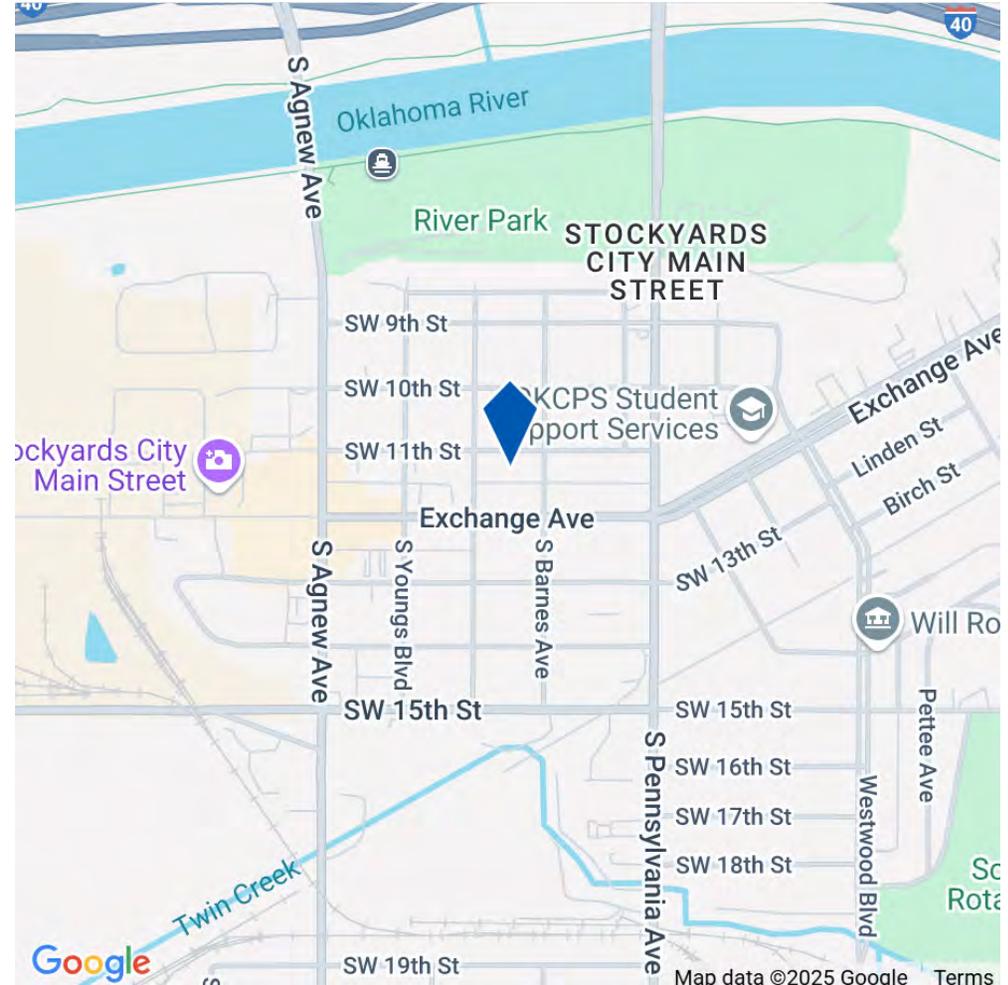


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**Highlights:**

- Close to I-40
- Close to I-44
- Situated within OKC's Historic Stockyards District
- Less than 10 minutes from downtown OKC
- Move-In Ready
- 30 DAYS FREE RENT!

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# OTHER PROPERTIES AVAILABLE

## FOR LEASE

- 2010-2021 Exchange Ave, Oklahoma City, OK  
-4,401 - 8,406 SF @ \$4.75-\$6.00/SF plus NNN
- 36 NE 36th St, Oklahoma City, OK  
-21,531 SF @ \$5.50/SF plus NNN
- 3841 NW 10th, Oklahoma City, OK  
-3,910 SF @ \$5.50/SF plus NNN
- 1244 NW 4th Suite 100, Oklahoma City, OK  
-6,385 SF @ \$4/SF plus NNN
- 401 NW 10th, Oklahoma City, OK  
-1,489-8,247 SF @ \$10.77-\$19.50/SF plus NNN
- 1012-1016 N Walker, Oklahoma City, OK  
-3,680 SF @ \$5,500/Month plus NNN
- 1704 NW 6th, Oklahoma City, OK  
-10,098 SF @ \$7/SF plus NNN
- 2412 SW 14th, Oklahoma City, OK  
-11,900 SF @ \$5/SF plus NNN
- 2411 SW 15th, Oklahoma City, OK  
-7,225 SF @ \$5/SF plus NNN
- 8301 N Glade Ave. Oklahoma City, OK  
-4,631 SF @ \$12/SF plus NNN

## FOR SALE

- 3841-3845 NW 10th, Oklahoma City, OK  
- \$540,000
- 8301 N Glade Ave, Oklahoma City, OK  
- \$622,703

**Contact: Shyon Keoppel**  
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**Please text for best response!**

