

4700 N Bryant Ave

Oklahoma City, OK 73121



Lease Rate: \$19,500per month NNN (\$6.46 PSF)

Property Description

This I-35 frontage property is conveniently located for all your business needs.

With a new hard-compacted gravel yard in the rear and concrete yard up front, this site allows for plenty of outdoor storage above and beyond the 36,121 SF indoor warehouse. Wash bays, paint booths, and heavy power made this property fit a variety of needs.

Available for lease now; available for sale November 2026 at \$4,500,000.

Property Highlights

- + Building Size: 36,121± SF
- + Office: 6,782± SF
- + Land Size: 5.15± Acres
- + 1 dock door; 6 total doors
- + New roof, 2019
- + Clear Height: 25', 20' eve
- + Power: 1000 Amps, 3-Phase
- + Fully sprinklered building
- + Updated LED lighting throughout



The site plan shows a 1-story metal building with a footprint of 36,121 ± 51' and a height of 27' ±. The building is situated on a lot with a total area of 321,07' ±. The plan includes various annotations such as bearings (e.g., S. 89° 44' 08" W., N. 00° 05' 16" W.), distances (e.g., 699.00', 287.5', 16.50'), and utility locations (e.g., Electric Pole, Septic Tank, Load Dock). The building is surrounded by a grassy area and a gravel parking area. The plan also shows a 17' Railway Right of Way (R/W) and a 32' Right of Way (R/W). The building is oriented with its long side facing North. The plan includes a north arrow and a scale bar.

Vicinity Map



Contact

Danny Rivera
Senior Vice President
+1 405 408 5449
danny.rivera@cbre.com

Lease Rate: \$19,500 per month NNN (\$6.47 PSF)

© 2026 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.