

## 301 S WESTERN AVE

## OKLAHOMA CITY, OK 73109



### PROPERTY DESCRIPTION

Price Edwards is proud to bring this Industrial opportunity to the market. Great opportunity to own functional property just outside downtown OKC immediately off I-40.

### PROPERTY HIGHLIGHTS

- High-visibility corner location
- Ample parking for clients and employees
- Access to I-40
- I-2 Zoning
- Prominent signage opportunities
- Central location for customer convenience
- Fenced and secured yard

### OFFERING SUMMARY

<b>Sale Price:</b>	\$5,100,000
<b>Lease Rate:</b>	\$7.20 SF/yr (NNN)
<b>Number of Units:</b>	1
<b>Available SF:</b>	54,390 SF
<b>Lot Size:</b>	2.9 Acres
<b>Building Size:</b>	54,390 SF

#### DANNY RIVERA

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#### ANDREW HOLDER

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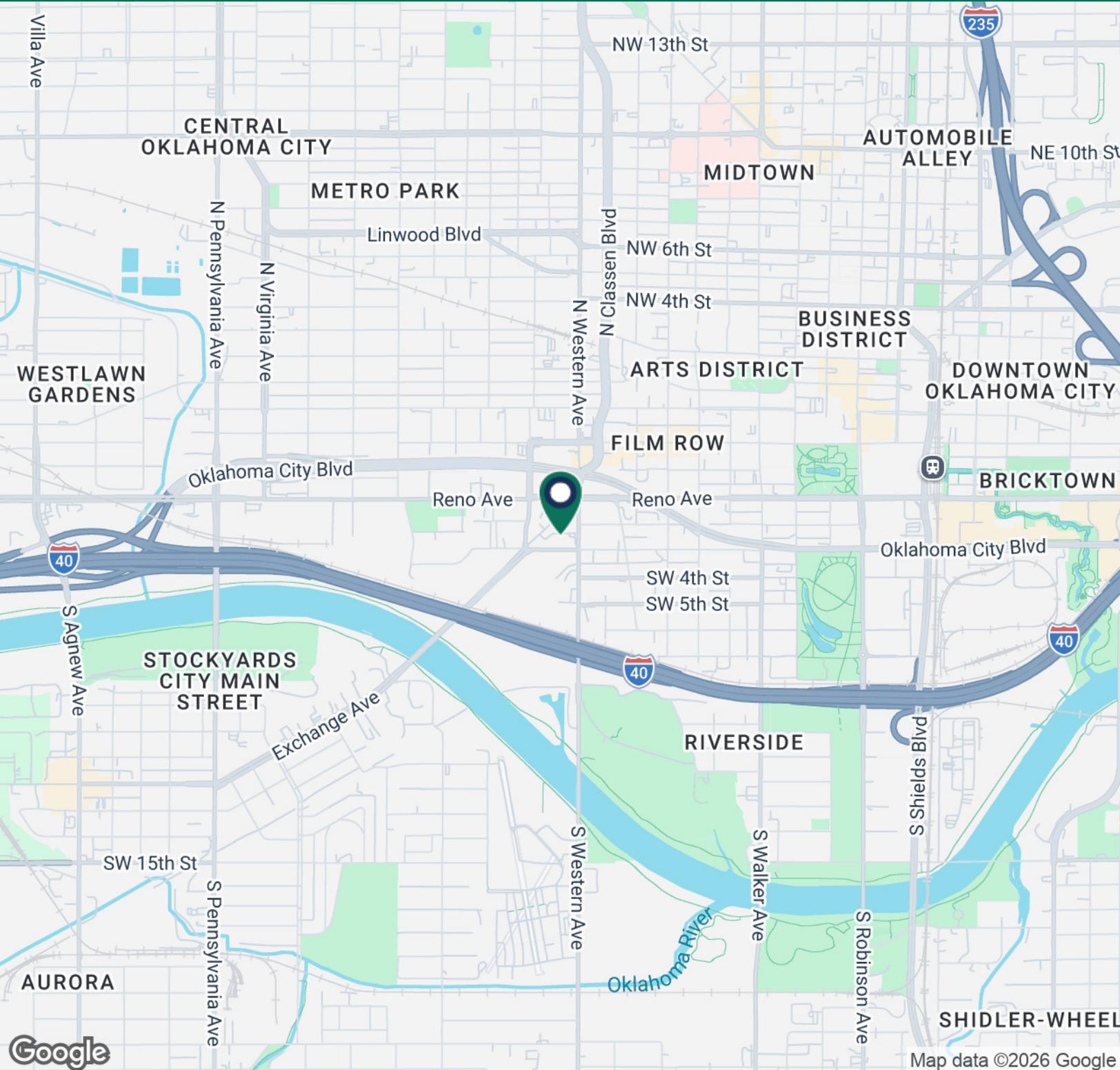
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