



FOR SALE

FORAKER COTM

500 BEACON DR

500 Beacon Dr, Oklahoma City, OK 73127

PRESENTED BY:

Jeremy Foraker

President

405.229.7917 | Direct

405.753.0016 | Office

jeremy@forakercompany.com

ForakerCompany.com

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PROPERTY SUMMARY

Sale Price:	\$999,000
Lot Size:	0.71 Acres
Building Size:	10,125 SF
Grade Level Doors:	2
Year Built:	1984
Zoning:	I-1
Cross Streets:	MacArthur Blvd and Melrose Ln

PROPERTY OVERVIEW

500 Beacon Drive is a newly renovated 10,125 square foot flex office-warehouse property located within an established industrial corridor of Oklahoma City. The building consists of approximately 6,250 square feet of warehouse space and 3,875 square feet of office space, providing a highly functional layout suitable for a wide range of owner-users and investors.

The warehouse area features 14-foot clear heights and two overhead doors, allowing for efficient loading, storage, and operational flow. Zoned I-1 Light Industrial, the property supports numerous uses including flex, warehouse, service, contractor, light manufacturing, and distribution operations.

Recent renovations provide a clean, modern environment that minimizes near-term capital expenditures. The property's flexible configuration allows users to accommodate both administrative and operational needs within a single facility.

Strategically located with convenient access to Interstate 40, Interstate 44, and Reno Avenue, the site offers excellent connectivity throughout the Oklahoma City metro area. The surrounding area includes a strong concentration of industrial and service-oriented businesses, providing an established labor base and long-term market stability.

This offering presents an attractive opportunity for owner-users seeking a turnkey facility or investors pursuing functional flex industrial product in a supply-constrained market.

PROPERTY HIGHLIGHTS

- ±10,125 SF Flex Office-Warehouse Building
- ±6,250 SF Warehouse | ±3,875 SF Office
- Newly Renovated — Minimal Near-Term Capital Needs
- 14' Clear Height in Warehouse Area
- Two (2) Overhead Doors
- Zoned I-1 Light Industrial

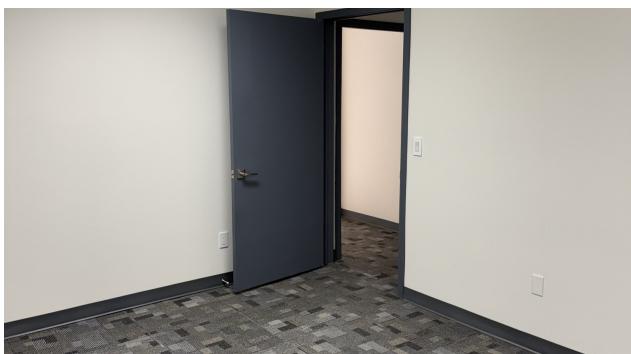
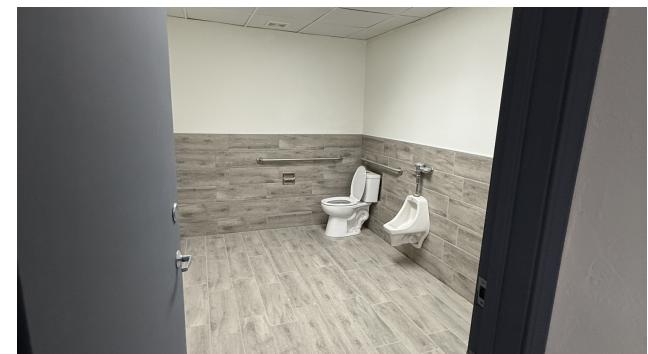
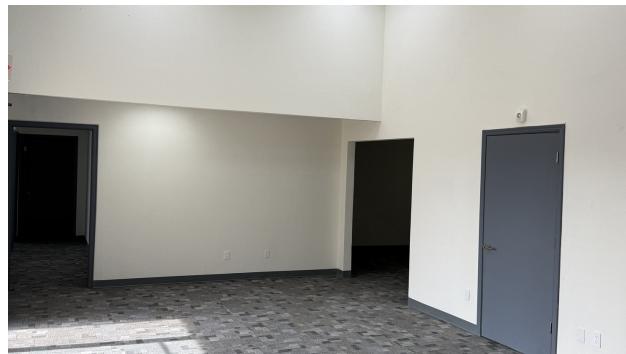
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