

For Lease - 5401 NW 4th OKC, OK 73127

26,868 +/- sf



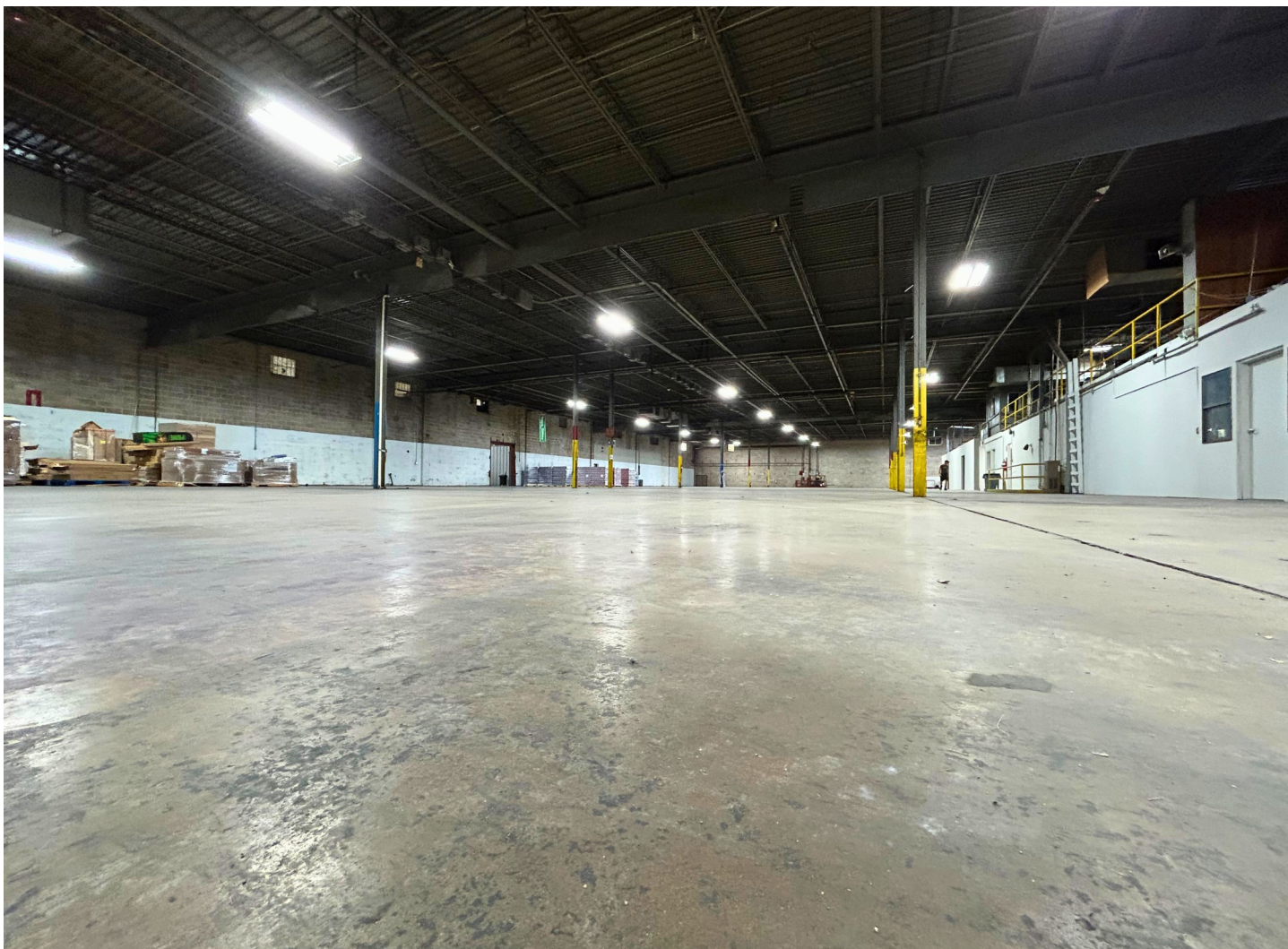
- Fenced & Paved Parking and Storage
- Heavy Power
- Less than 1 mile north of I-40
- I-2 Zoning
- Excellent Access to I-40 & I-44
- Approximately 5.8 miles from Will Rogers World Airport

Broker Associate:

Caleb Cox

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Lease Rate: \$4.75/Sf/Yr NNN

Details

Total SF:	26,868 +/- (office: 1,725)	2025 NNN Est.:	\$0.82/Sf/Yr
Clear Height:	17'	Dock Doors:	(2) 10'H x 10'W
Column Spacing:	29'W x 39'D	Exterior Dock w/ Ramp:	(1) 10'H X 10'W
Truck Court:	140'	Power:	3 Phase 480v

Property Details & Features: 5 private offices, conference room, reception area, break room, two bathroom, & three large storage rooms. This property also features secure outside storage, trailer parking, and spacious truck courts.

Property Overview: This property, which is located in an established industrial area, is less than 1 mile north of I-40, which is accessible from either N Meridian Ave. or N MacArthur Blvd., and less than 2 miles west of I-44. This location makes for quick access to the Oklahoma City metro and surrounding locations.

The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.



