

**4901 S Rockwell
Oklahoma City, OK**

For Sale

9.755-acre I-2 zoned industrial site with a $\pm 5,000$ SF building (2,000 SF office, 3,000 SF warehouse). Fully fenced, level lot with city water and sewer. Clear-span warehouse with overhead doors. Prime location less than 1 mile from I-240 and minutes to I-44/Turner Turnpike and the airport. Ideal for trucking, manufacturing, distribution, contractor yard, outside storage, and future growth/development.

Rare combination of nearly 10 acres, city utilities, and quick highway access. Contact for more information.

OFFERING TERMS

Sale Price	\$1,800,000
Building Size	5,000 SF
Acres	9.755

INVESTMENTS HIGHLIGHTS

- Industrial Zoning (I-2)
- Fenced Yard
- Excellent Access
- Ideal for Future Growth
- Utilities Onsite

Micah McGahan

Mobile: 405-740-4808

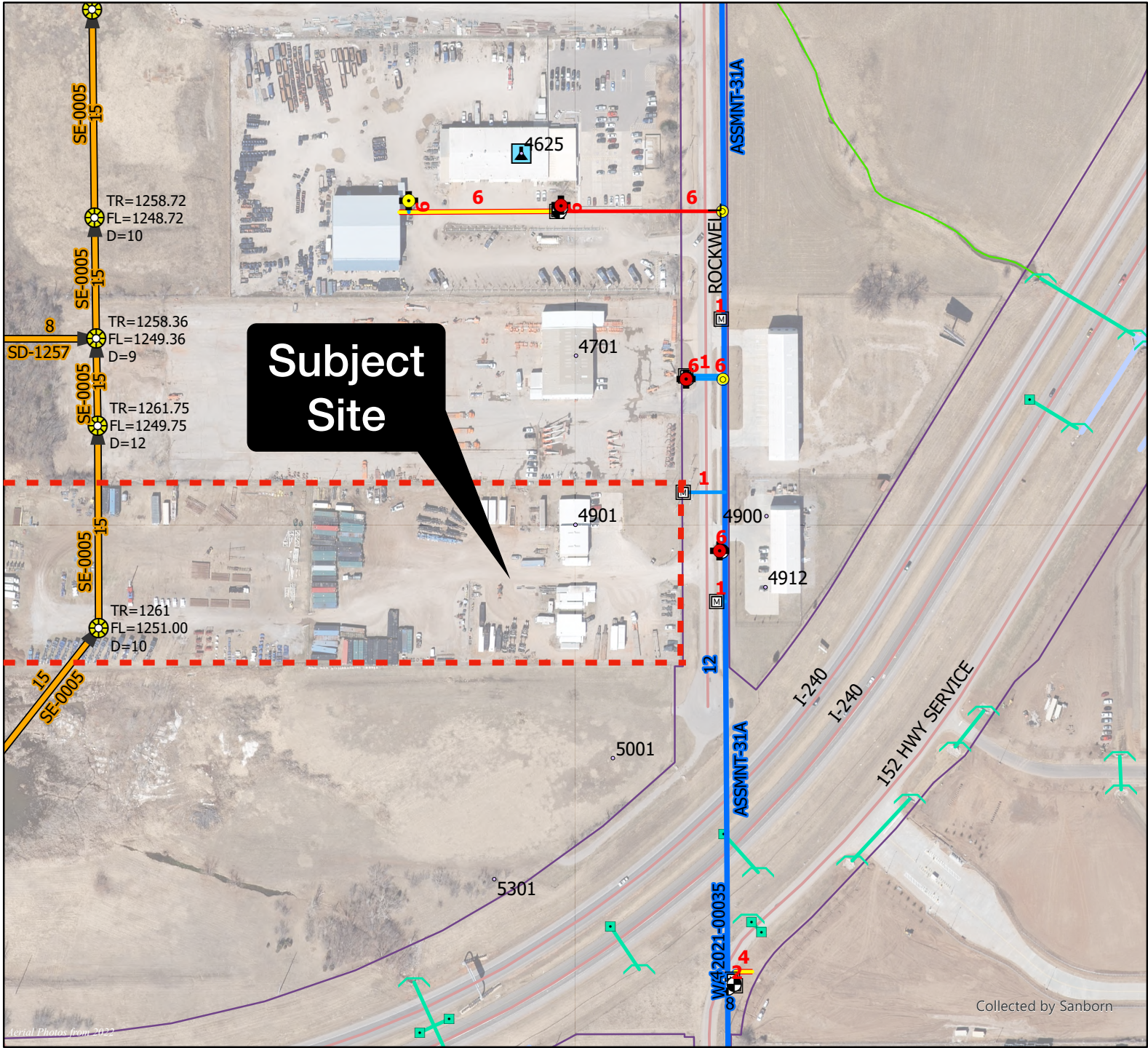
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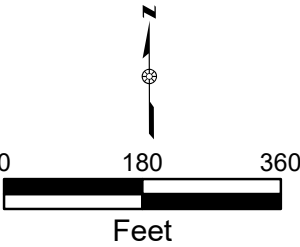






ATLAS

- Legend**
- Manhole
 - Wastewater Main
 - Fire Hydrant
 - Private Hydrant
 - Gate Valve
 - Tapping Valve
 - Water Meter
 - Service Line
 - Public Fire Line
 - Private Fire Line
 - Service Line
 - Hydrant Lead
 - Water Main
 - Inlet Box
 - Concrete Storm Channel
 - Glass Storm Channel
 - Pipe Line (Storm)



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Created By: Arlene Vogel
Date: 8/18/2025



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Each prospective purchaser is encouraged to seek independent legal, tax and investment advice regarding its particular investment situation.