



22,882± SF | 1.7± AC  
SALE PRICE: \$1,600,000  
FOR SALE

2640 NW 2<sup>nd</sup> St  
Oklahoma City, Oklahoma 73107

**CBRE**

MANUFACTURING  
BUILDING FOR SALE



# PROPERTY HIGHLIGHTS

Spec Type	Spec Details
Building Size	22,882± SF <ul style="list-style-type: none"> <li>- 21,430± SF Building</li> <li>- 1,452± SF concrete block paint booth</li> <li>- Bonus storage shed</li> </ul>
Office Size	1,820± SF
Land Size	1.7± AC
Zoning	I-2 (Moderate Industrial)
Site	Partially-paved and graveled; fully-fenced with two gates
Other	Craned with three (3) ½ ton jibs
Grade-Level Doors	Fourteen (14); ten (10) 12' x 14' (Powerlift), four (4) sliding doors
Lighting	High-efficiency fluorescent
Security	External security lighting
Clear Height	West: 13' – 20', East 14' – 16'
Power	240/480/600 Volt, 800 Amps, 3-Phase
Paint Booth	LED lights, oversized sliding door, ½ ton overhead hoist rail (with no hoist), and bonus covered storage
Warehouse	Insulated, two bathrooms, gas space heating, skylights, and power distribution throughout building



**1,452 SF CONCRETE BLOCK PAINT BOOTH**



# PHOTOS

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# AERIAL

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# AERIAL MAP





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Oklahoma City, OK  
73107

## MANUFACTURING BUILDING

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