

For Sale or Lease | Warehouse with Yard

**CBRE**

# 4407 SW 3rd Street

Oklahoma City, OK 73108



**Jason Hammock, SIOR, CCIM**

First Vice President

+1 405 315 0725

[jason.hammock@cbre.com](mailto:jason.hammock@cbre.com)

**Caitlin Mazaheri, SIOR, CCIM**

Vice President

+1 405 413 2315

[caitlin.mazaheri@cbre.com](mailto:caitlin.mazaheri@cbre.com)

**Joe Summers**

Senior Associate

+1 405 831 6851

[joe.summers@cbre.com](mailto:joe.summers@cbre.com)



# For Sale or Lease | Warehouse with Yard

**CBRE**



## Property Details

- + Total Available SF: 17,260± SF
- + Total Land Size: 2± AC
- + I-2 Zoning
- + Built in 1977, Renovated in 2019
- + Pylon Sign Included
- + Ample Parking
- + Building Height: 28'
- + Fenced Yard
- + (4) Drive In Doors
- + Easy access to I-40, I-44, & I-235

**Lease Rate:**  
**\$9.50 PSF NNN**

**Sale Price:**  
**\$2,750,000**

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

[www.cbre.com/oklahomacity](http://www.cbre.com/oklahomacity)



# For Sale or Lease | Warehouse with Yard

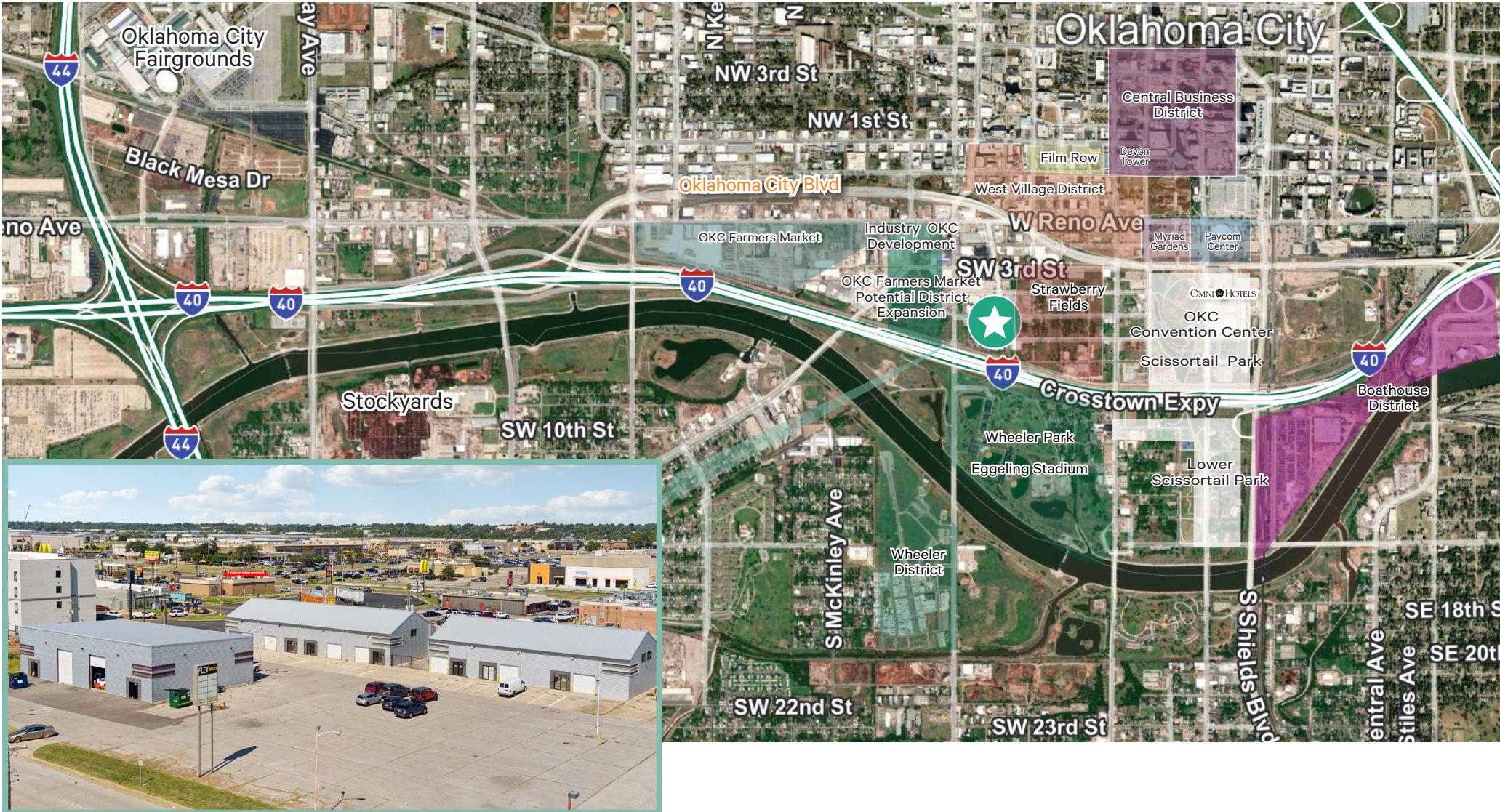
**CBRE**





# For Sale or Lease | Warehouse with Yard

**CBRE**



**Jason Hammock, SIOR, CCIM**  
First Vice President  
+1 405 315 0725  
[jason.hammock@cbre.com](mailto:jason.hammock@cbre.com)

**Caitlin Mazaheri, SIOR, CCIM**  
Vice President  
+1 405 413 2315  
[caitlin.mazaheri@cbre.com](mailto:caitlin.mazaheri@cbre.com)

**Joe Summers**  
Senior Associate  
+1 405 831 6851  
[joe.summers@cbre.com](mailto:joe.summers@cbre.com)