

For Lease
\$9.00/SF/YR*
***NNN**

301 N. Rhode Island Ave.
Suite 109
Oklahoma City, OK 73117



Property Information

- ◆ Property Type: Industrial/Warehouse/Office
- ◆ Total Available Area: 6,500 ± SF
- ◆ Total Building Area: 61,076 ± SF
- ◆ Land Acres: 8.7462
- ◆ Land SF: 380,983 ± SF
- ◆ Zoning: I-2

Multi-Tenant Warehouse/Office Facility

Two Dock Doors w/Dock Levelers
**One Ramp with 10'X10'Overhead Door
Electronically Operated**
**Interior Warehouse and Office
LED Lighting**
Outside LED Security Lighting
Chain Link Security Fence
Ample Parking Spaces
**Accessible to:
I-35, I-40, and I-235**
Near OU Health Science Center

For information contact:
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Features

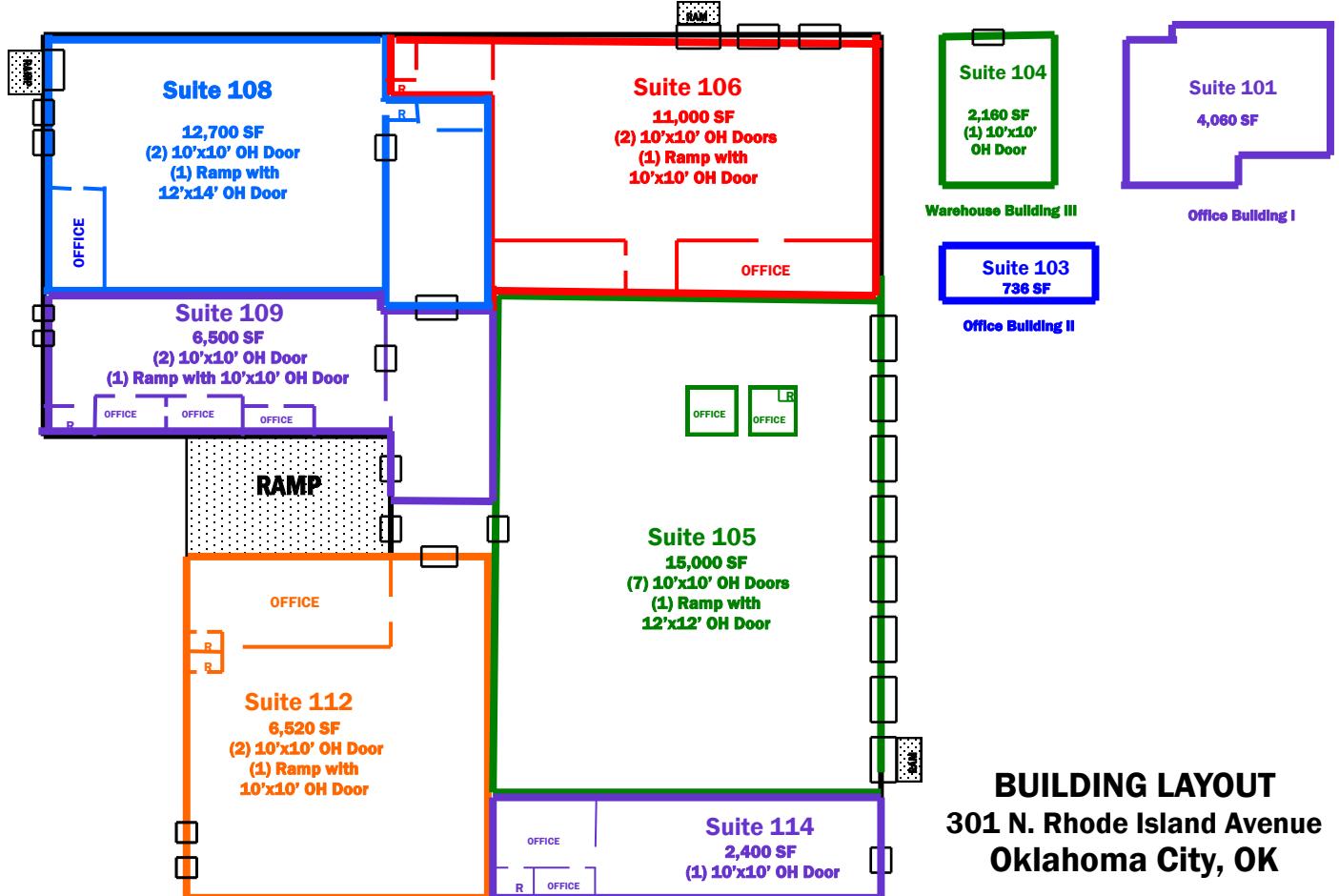
Year Built/Renovated:	1985/2025	Office Area:	1,200 ± SF
Construction Type:	Metal	Private Offices:	2
# of Buildings:	1	Restrooms :	2 - ADA
# of Floors:	1	Breakroom:	1
Clear Height:	20 ± Feet	HVAC:	Office
Column Spacing:	25 ± Feet	Parking:	Truck & Auto
Electrical:	200 AMPS 240 Volts Single Phase	Lighting-Warehouse & Office Areas:	LED
Heating:	Gas Fired Forced Air	Skylights:	8
Dock Doors:	2(10'X10') OH	Electricity:	O G & E
Dock Levelers:	2 (30,000 #)	Monthly Avg.:	\$365.00
Ramp:	1 (10'X 10') OH	Gas:	O N G
		Monthly Avg.:	\$175.00
		Water & Sewer:	City of OKC
		Flat Rate.:	\$115.00

Capital Commercial OKC
Real Estate, LLC

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**BUILDING LAYOUT
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Oklahoma City, OK**

