

# Gerald L. Gamble Co.

*Commercial and Industrial Realtors*

204 N. Robinson, Suite 1450 Oklahoma City, OK 73102 Tel. 405-232-1138 Fax 405-239-6805

## FOR LEASE

**34,100-SQ.FT. WAREHOUSE on 1.8-ACRE SITE**

**820 SW 3rd St.**

*Oklahoma City, OK*



**Available  
January 2025**

### PROPERTY FEATURES

|  |   |
|--|---|
| <b>34,100-Sq.Ft. Masonry Warehouse</b>             | <b>1.8-Acre Site ~ Fenced &amp; Paved Yard</b>            |
| <b>2,000-Sq.Ft. Office Space</b>                   | <b>Zoned "I-2" Moderate Industrial</b>                    |
| <b>19-Ft. Ceiling Height</b>                       | <b>Access to Classen Blvd. &amp; Shartel Ave.</b>         |
| <b>8 Dock Doors &amp; 3 Large Drive-In Doors</b>   | <b>Easy Access to I-40 &amp; Entire Interstate System</b> |
| <b>480/280 Volt, 3-Phase Electric</b>              | <b>Taxes &amp; Insurance = 85¢ Per Sq.Ft. Per Year</b>    |
| <b>Lease Price \$5.50 Per Sq.Ft. Per Year, NNN</b> |   |



*For Further Information Contact  
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