

MIXED OFFICE & WAREHOUSE

12,100 SF OFFICE/WAREHOUSE

FOR LEASE



5412 N. Rockwell Ave., Oklahoma City, Oklahoma 73008



7501 Broadway Extension
Oklahoma City, OK 73116

Presented By:

George W. Huffman

CEO | Managing Broker

M: 405.409.4400

O: 405.752.2525

george@iwpok.com

PROPERTY OVERVIEW

This location has ample office and warehouse space for a combination office/warehouse use. It is equipped with 3 overhead doors and ample paved parking in the west and south parking lot. The space is also served with heavy electrical totaling 700 amps of 480 three phase voltage in two separate meters, lots of existing HVAC and many more features that you will see with an on-site visit. Located near the intersection of Rockwell & NW 50th. At 50th, go north on Rockwell and the property will be on the east side of the road; directly across from Wiley Post Airport.

Cannabis Friendly Property

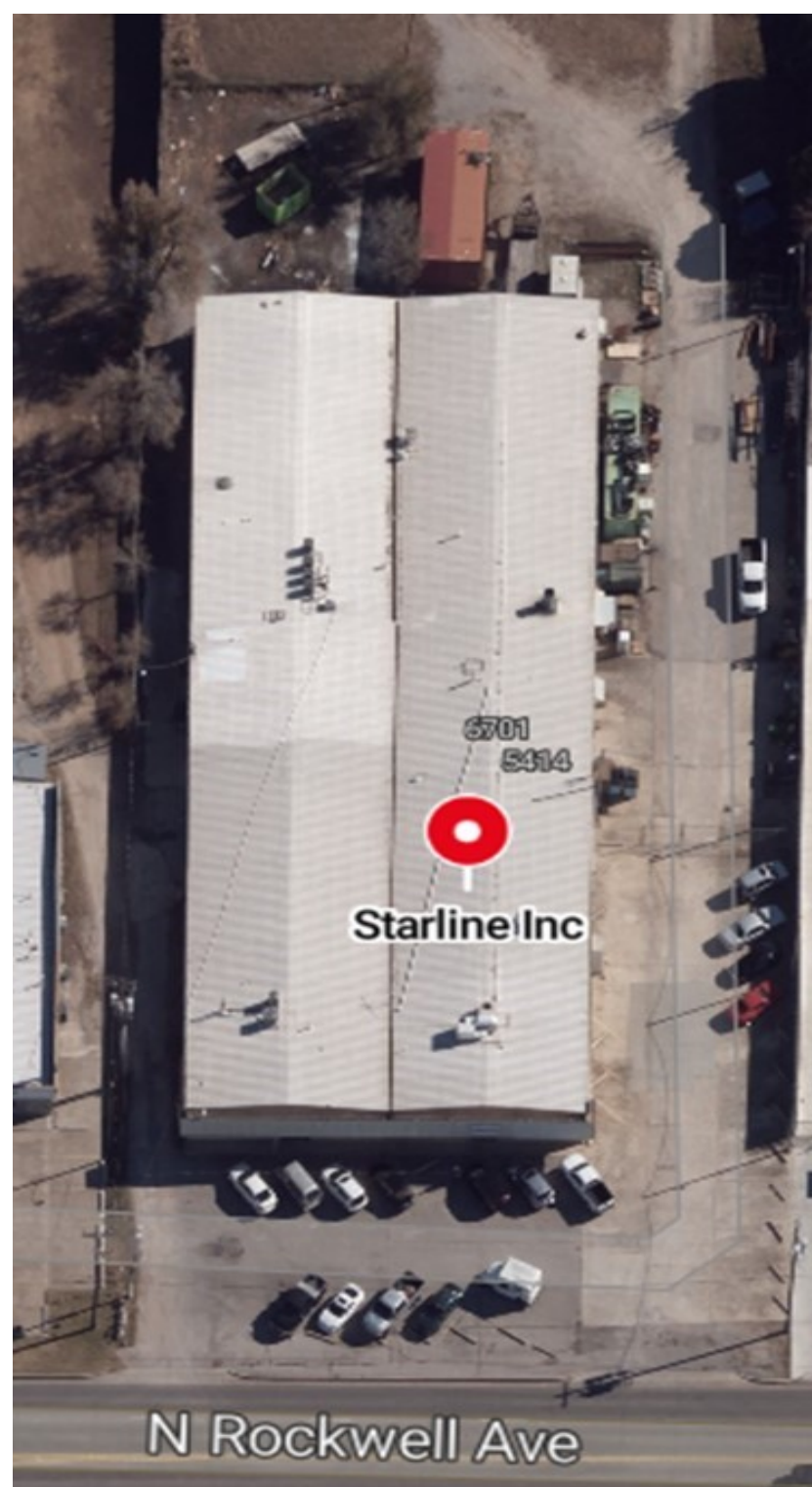
Local & responsive ownership management which makes for a quick turnaround on showing, lease completion & ongoing lease changes/modifications as your business needs change!

Call: George Huffman @ 405-409-4400 | george@iwpok.com

OFFERING SUMMARY

\$10.00 SF / YEAR

AVAILABLE SF	12,100
BASE RATE	\$10.00 / SF
OPEX BASE	\$1.90
LEASE TYPE	NNN
TYPICAL TERM	3-5 Years
CO-BROKERAGE	3% Primary Term



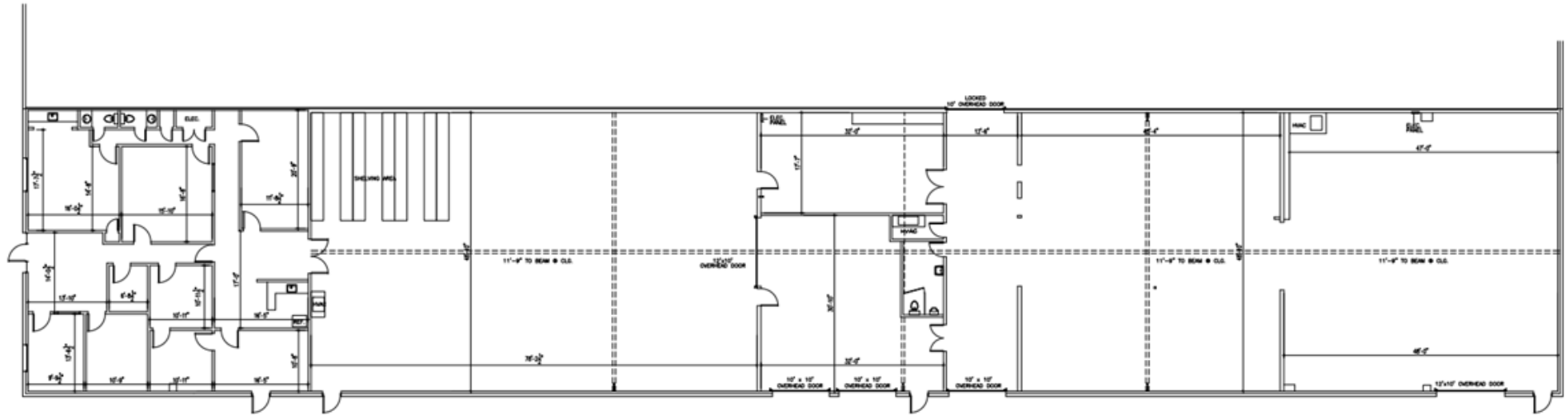
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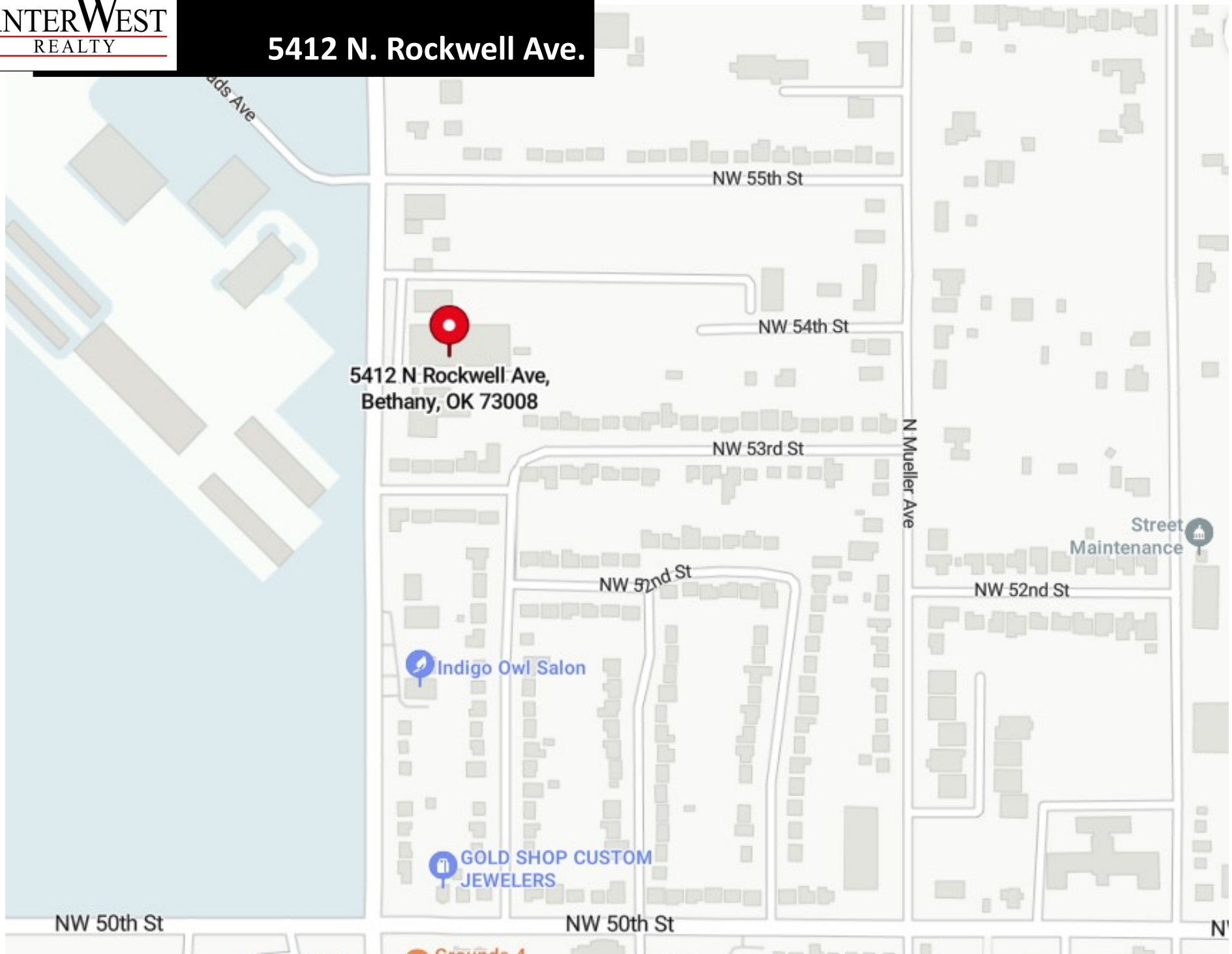




ROCKWELL PARTNERS, LLC
5412 N. ROCKWELL
SCALE : 1/8" = 1'-0"
OFFICE: 2,548 SF; WAREHOUSE: 11,065 SF



5412 N. Rockwell Ave.



FOR LEASE

Highlights:

- Across the street from Wiley Post Airport
- Large Overhead Doors
- Cannabis Grow & Processing Welcome
- Plenty of paved parking

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