

2609 & 2617 S. ANN ARBOR AVENUE
OKLAHOMA CITY, OK 73128



Industrial Space For Lease

6,750 SF - 13,500 SF AVAILABLE

Lease Price: \$12.00/SF/NNN

Estimated NNN Charges: \$2.40/SF/YR

NAIRED COMMERCIAL
REAL ESTATE

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PROPERTY OVERVIEW

RENTABLE SF	6,750 SF – 13,500 SF
TOTAL SF	13,500 SF +/-
LOT SIZE	0.51 ACRES +/-
YEAR BUILT	Q4 2025
ZONING	I-2
CEILING HEIGHT	20' +/-
POWER	200 AMP 120/208 VOLT 3 PHASE FOR EACH SPACE
YARD	CONCRETE & FENCED
TORNADO SHELTER IN EACH SUITE	

- **Interstate & Airport Access:** You are perfectly situated for regional & national distribution, roughly 2.5 miles from I-40, 3 miles from I-44, and exactly 4 miles from I-240. Plus, Will Rogers World Airport is right in your backyard for seamless air freight and corporate travel.
- **True IOS Functionality on Heavy-Duty Concrete:** No gravel, no mud, no sinking equipment. Take advantage of a fully fenced, 0.51-acre site featuring 100% concrete outside storage. This yard is purpose-built to handle fleet parking, heavy equipment staging, and rigorous daily yard operations.
- **Corporate Neighbors & Industrial Synergy:** Surround yourself with established heavy-hitters. Sharing a commercial corridor with major regional operators like Southeastern Freight Lines, Cactus, and Crawford guarantees your business is positioned exactly where the heavy industrial action is already happening.
- **High-Clearance Flow & Turnkey Office:** This brand-new, state-of-the-art facility was completed in Q4 2025. Maximize operations with 20' clear heights, heavy 3-Phase power, three oversized 14'x14' grade-level doors per suite, and a day-one ready office layout.

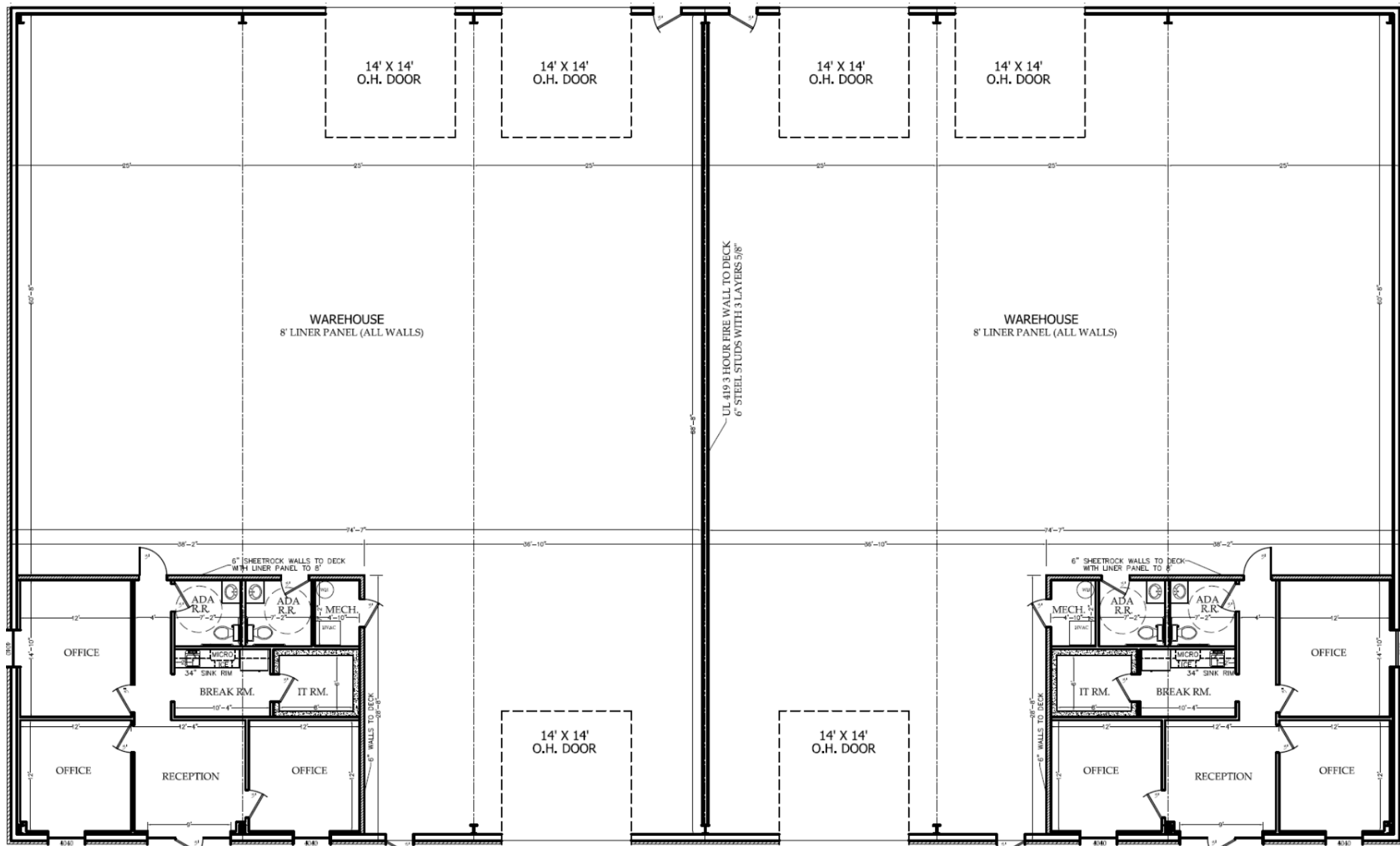
2609 & 2617 S. ANN ARBOR AVENUE WAREHOUSE



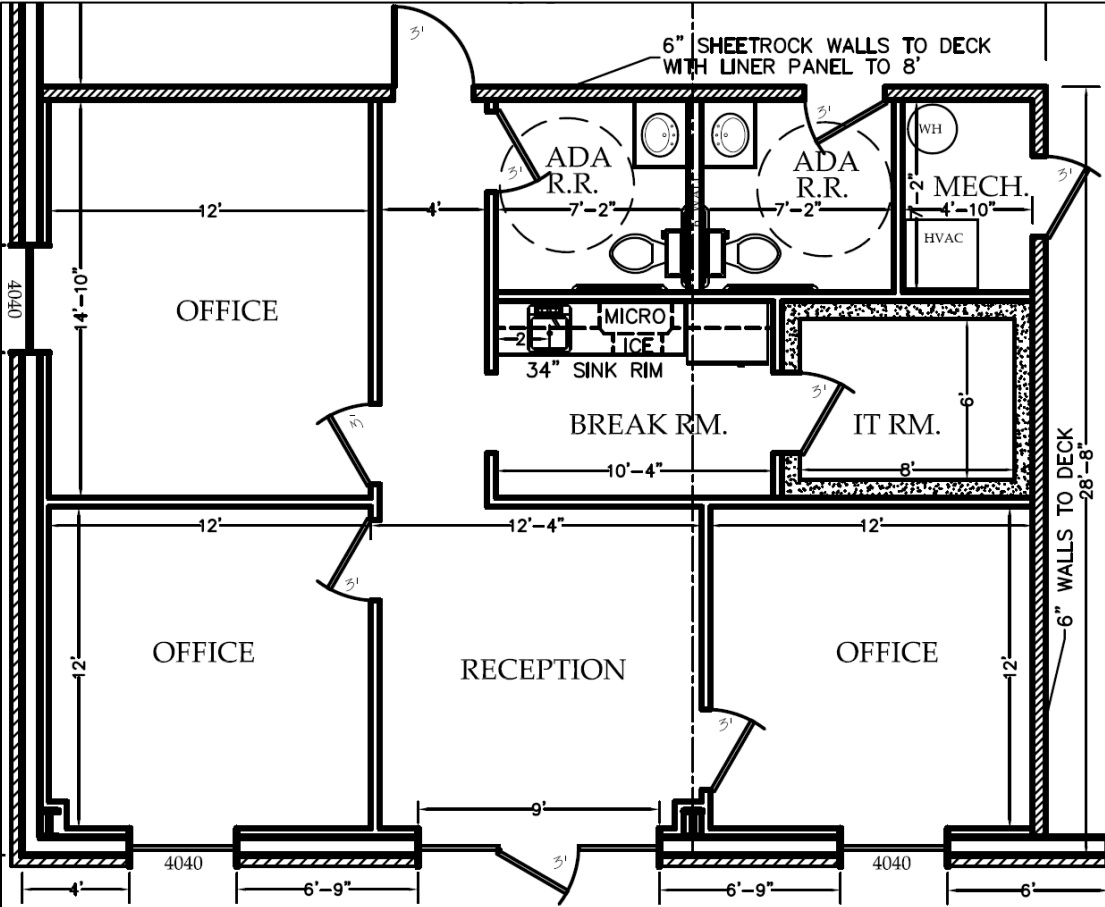
Warehouse Layout for Each Suite: 5,656 SF of Warehouse with (3) 14'x14' Grade Level Doors and ADA Restroom



2609 & 2617 S. ANN ARBOR AVENUE WAREHOUSE SITE PLAN



2609 & 2617 S. ANN ARBOR AVENUE OFFICE LAYOUT



Office Layout for Each Suite: (3) Private Offices, Break Room, and ADA Restroom



2609 & 2617 S. ANN ARBOR AVENUE



2609 & 2617 S. ANN ARBOR AVENUE AERIAL

17,747 VPD
MACARTHUR BOULEVARD



SW 29TH STREET

8,235 VPD



ANN ARBOR AVENUE

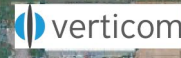
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Site



SW 29th St

SW 29th St

SW 29th St



CLAMPITT PAPER



Meade Dr

Deer

Pine Ave

S Spruce Ave

S Ann Arbor Ave

S Purdue Ave

S Purdue Ave

SW 25th St

SW 27th St

E Cortez

E Cortez

MacArthur Blvd