



KLAUS
REALTY™

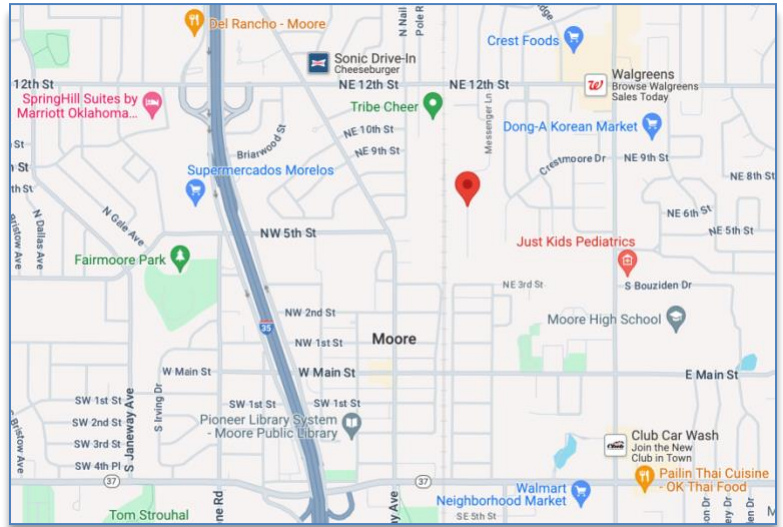
For Lease

*804 Messenger Lane
Moore, OK 73160*

Rate: \$7.50/SF NNN

PROPERTY HIGHLIGHTS:

- 7,000± SF
- 2,450± SF Office (HVAC)
- 0.70± Acre Lot, Fenced
- 14' – 16' Clear Height
- Clear Span
- Near I-35
- Potential For Drive Through Bay
- Security System
- Zoned I-1 (Light Industrial)
- (2) 12' X 14' Powerlift Grade-Level Doors
- Connected kVA: 150
- Peak kVA: 44.5
- Voltage: 208/120V
- Peak Amps: 370.833A (calculated from single phase 120V base)



Contact: Terry Klaus
405-476-3400
TKlaus@klausrealty.com

The above information has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation as to its accuracy. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. You and your advisor should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Offering prices are for the entire property unless otherwise stated. Offering prices and terms are subject to change without notice. Property is subject to prior sale, prior lease, or withdrawal from the market, without notice.

