



FOR LEASE

FORAKER COTM

7400 PLAZA MAYOR

7400 Plaza Mayor Blvd, Oklahoma City, OK 73149

PRESENTED BY:

Jeremy Foraker

President

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FORAKER COTM 7400 PLAZA MAYOR

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PROPERTY SUMMARY

Available SF: 42,000 SF

Lease Rate: \$15.00 SF/yr (NNN)

Lot Size: 5.96 Acres

Building Size: 31,964 SF

Grade Level Doors: 1

Dock High Doors: 1

Year Built: 1989

Zoning: I-2

Cross Streets: I240 and Crossroads Blvd

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PROPERTY OVERVIEW

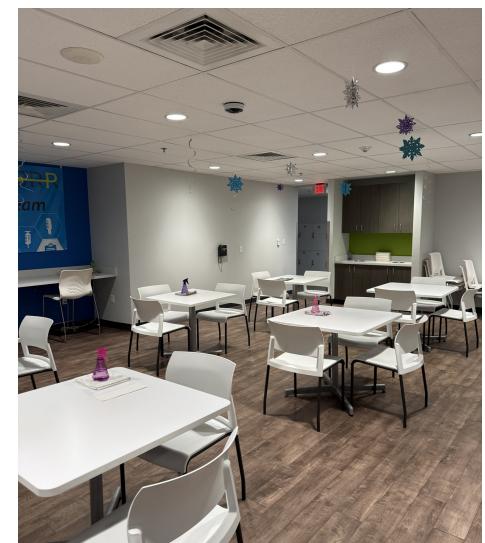
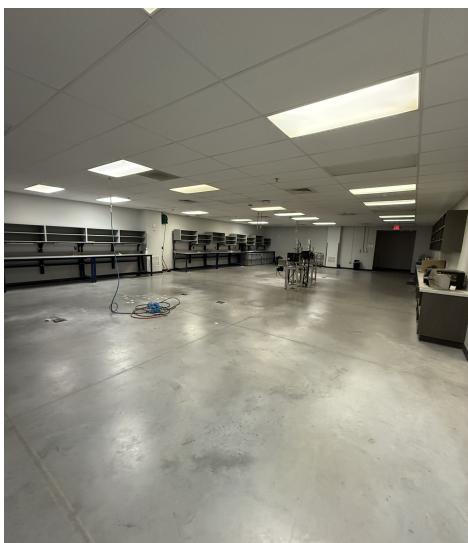
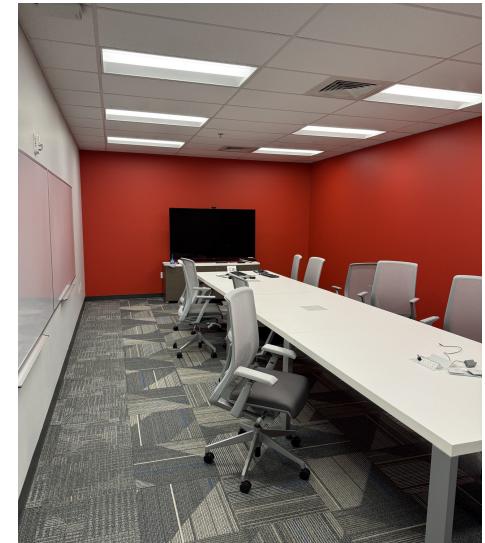
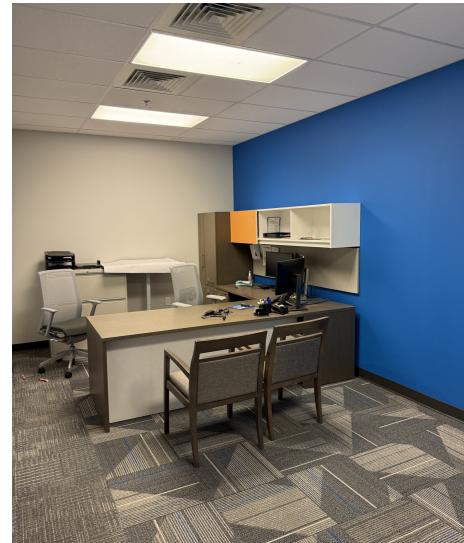
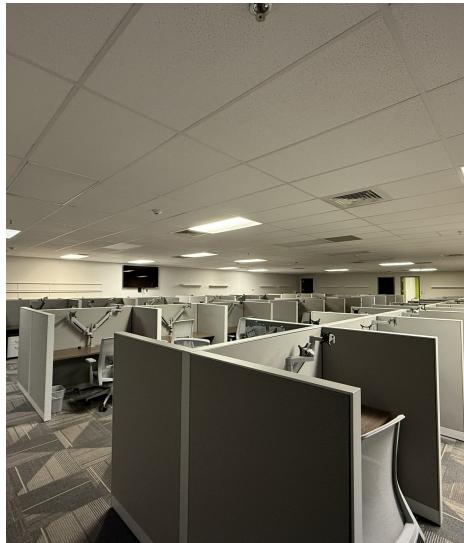
±41,964 SF flex industrial facility available for lease at 7400 Plaza Mayor in southeast Oklahoma City with excellent access to Interstate 240 and connectivity to I-35, I-40, and I-44. The building includes ±31,964 SF on the first floor and ±10,000 SF on the second floor with a functional mix of office and warehouse/production space. Zoned I-2 Moderate Industrial. Features include 13' clear heights, covered and lit dock-high loading platform with 8' x 10' powered lift overhead door, and heavy power exceeding 1,000 amps (120/208V, 277/480V, 3-phase). Fully climate controlled and sprinklered with elevator access, backup generator, security system with cameras, and controlled key access. Located within an established industrial corridor near the former Crossroads Mall redevelopment.

PROPERTY HIGHLIGHTS

- ±41,964 SF Flex Industrial Facility
- ±31,964 SF First Floor with ±10,000 SF Second Floor
- Office and Warehouse / Production Configuration
- Zoned I-2 Moderate Industrial
- 13' Clear Warehouse Heights
- Covered & Lit Dock-High Loading Platform
- 8' x 10' Powered Lift Overhead Door
- Heavy Power: 1,000+ Amps (120/208V, 277/480V, 3-Phase)
- Fully Climate Controlled & Sprinklered
- Excellent Access to Interstate I-240 with Connectivity to I-35, I-40 & I-44

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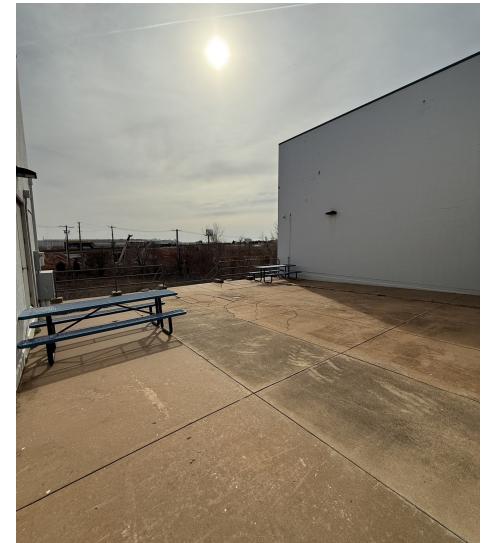
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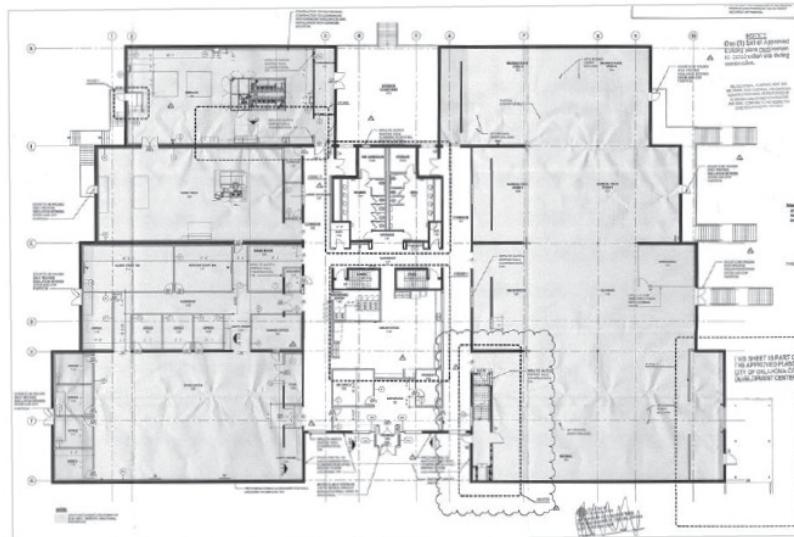
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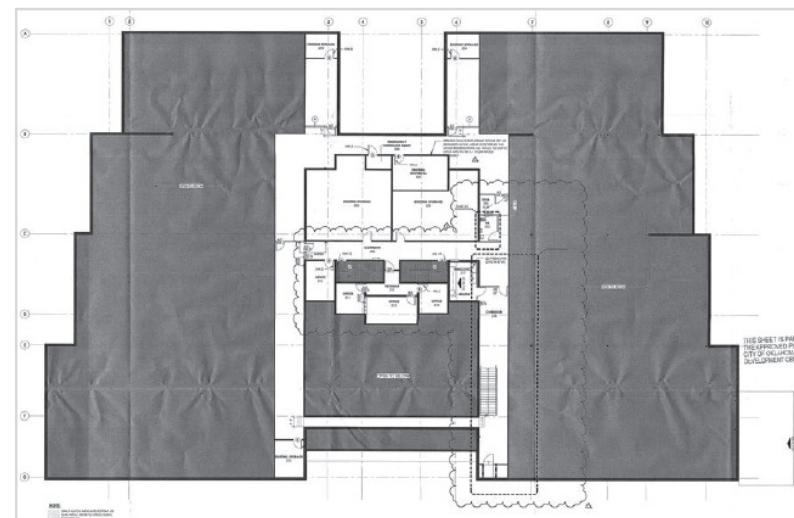
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1st Floor



2nd Floor



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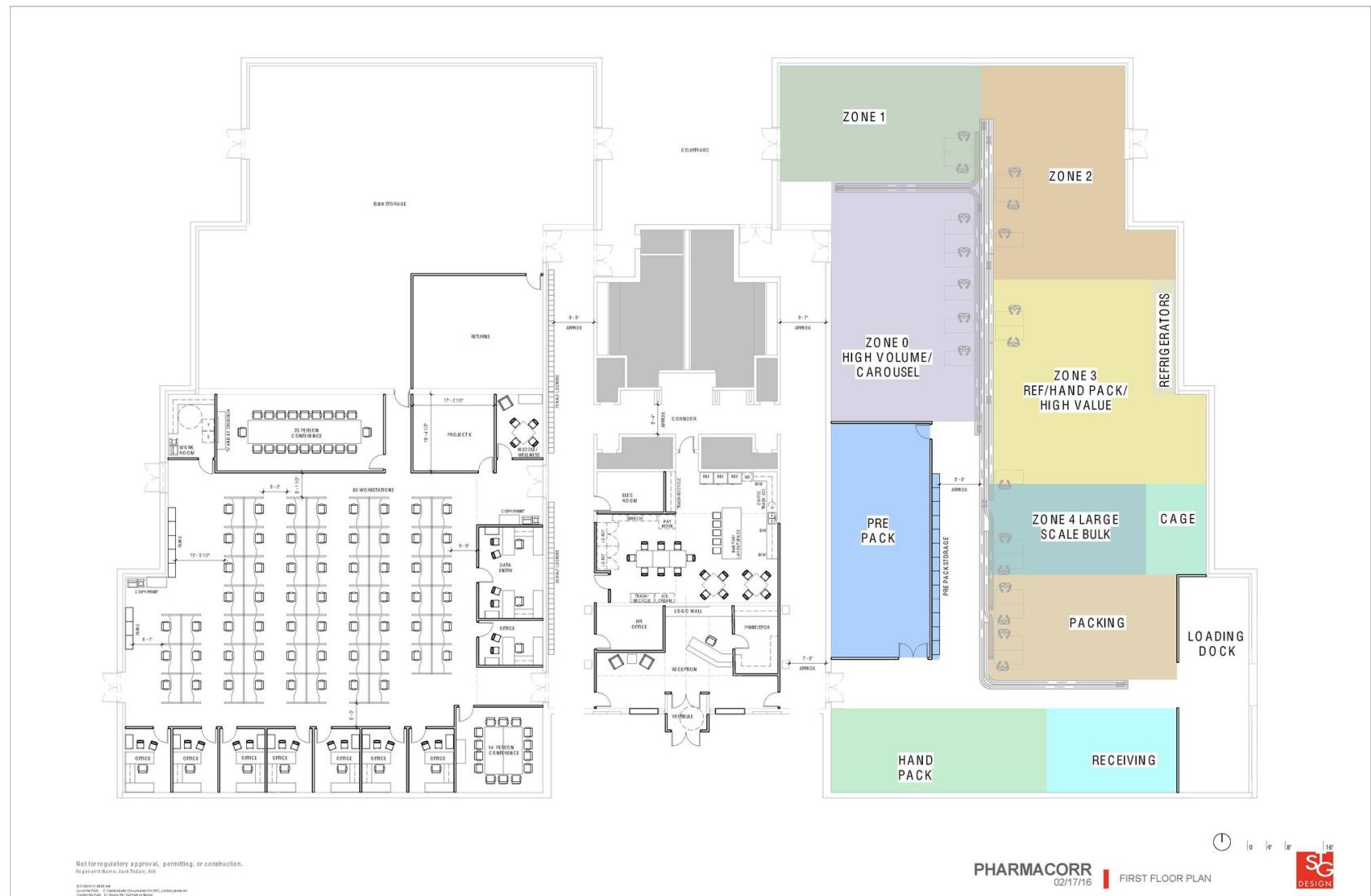
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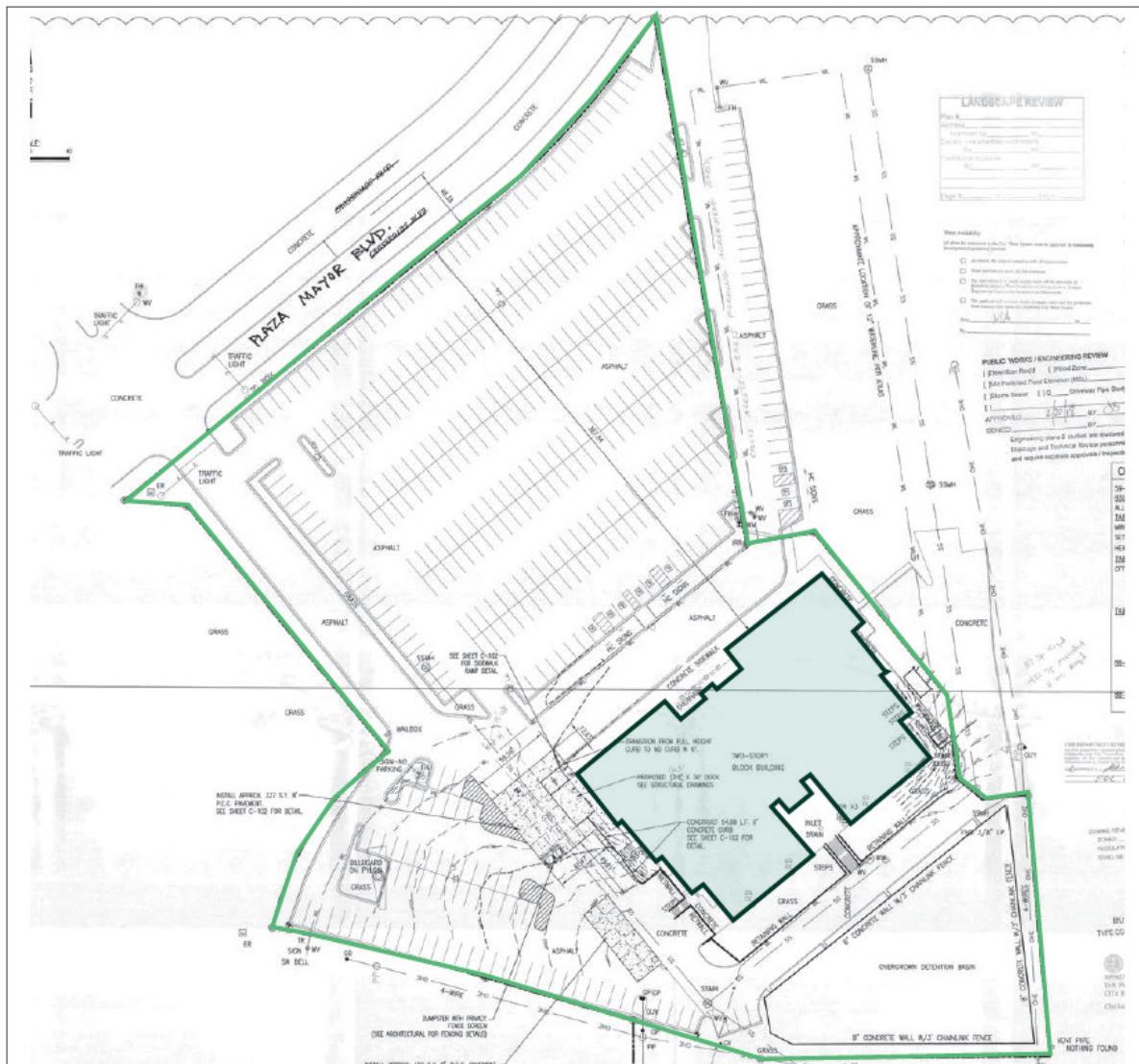
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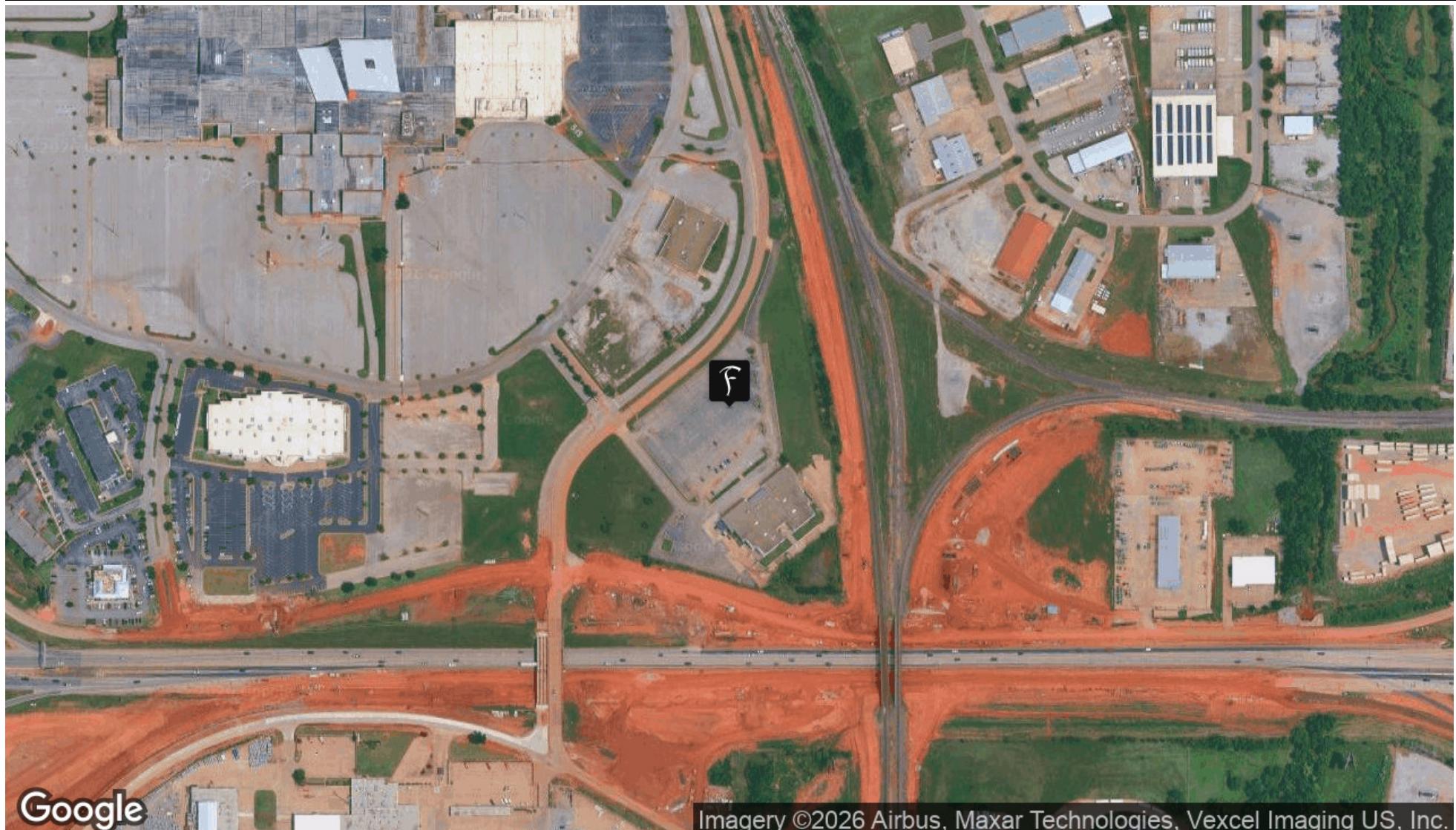
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Google

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