

RENOVATED WAREHOUSE FOR LEASE/SALE

4420 SW 33rd Street, Oklahoma City, OK 73119

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$562,500
Lease Rate:	\$8.00 SF/yr (NNN)
Building Size:	3,750 SF
Year Built / Renovated:	1981 / 2025
Zoning:	Moderate Industrial (I-2)
Submarket:	Southwest

LOCATION DESCRIPTION

Conveniently positioned directly off SW 33rd Street, less than a block from S. Meridian Avenue, and half a mile from the I-240 and S. Meridian interchange.

PROPERTY HIGHLIGHTS

- Recently renovated warehouse ideal for service contractors, tradesmen, small manufacturers, distributors, and other light industrial users seeking functional space in a convenient location.
- Warehouse offers clear-span red iron construction, radiant gas heating, and 200-amp electrical service.
- Office space consists of two climate controlled private offices and a bathroom.
- Equipped with two grade-level overhead doors.
- Exterior lot boasts upgraded concrete surfaces and newly installed gravel.

CODY BEAT

Director, Brokerage & Advisory Services
405.831.0059
cody@adeptcre.com



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PROPERTY PHOTOS



Interior Warehouse Photo



Interior Office Photo

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PROPERTY PHOTOS



Interior Office Photo



Exterior Photo

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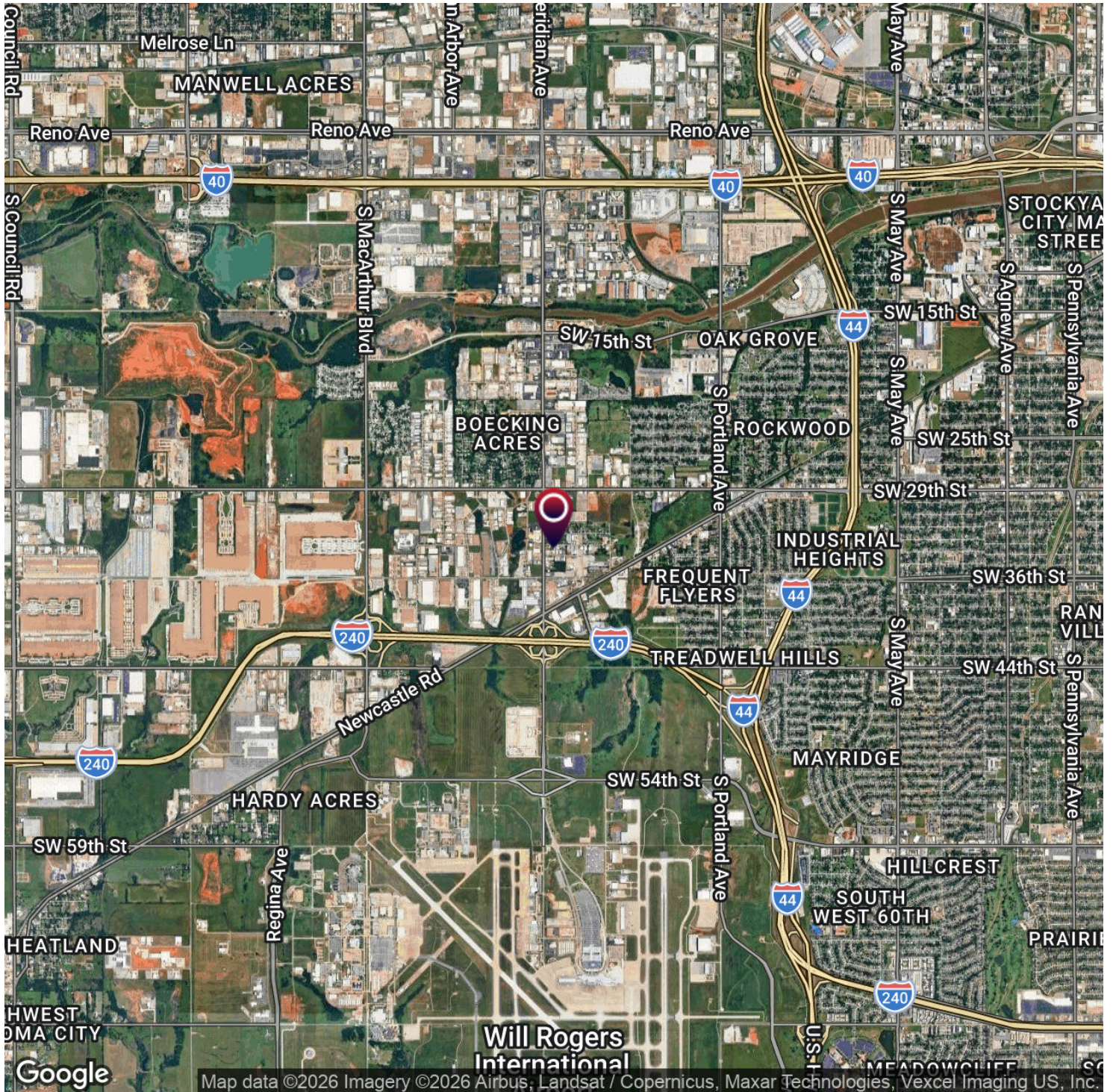
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LOCATION MAP



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