

301 S WESTERN AVE

OKLAHOMA CITY, OK 73109



PROPERTY DESCRIPTION

Price Edwards is proud to bring this Industrial opportunity to the market. This 54,390 SF property situated on 2.9 acres offers a highly functional site just minutes from downtown Oklahoma City, providing convenient access for both customers and employees. Positioned on a high-visibility corner, the property benefits from prominent signage opportunities and excellent exposure. The site features ample parking and a fenced, secured yard ideal for operational flexibility and equipment storage. With quick access to I-40, the property provides strong regional connectivity for distribution, service, or light industrial users seeking a well-located and accessible facility.

PROPERTY HIGHLIGHTS

- Access to I-40
- I-2 Zoning
- Dock High loading
- 15 Various Access Doors

OFFERING SUMMARY

Sale Price:	\$5,100,000
Lease Rate:	\$7.20 SF/yr (NNN)
Office:	13,000+/-
Doors:	(1) 8'x10' Dock Door w/ Ramp (10) 12'x16' Grade-Level (1) 12'x18' Grade-Level (1) 18'x 8' Grade-Level (2) 8'x 8' Grade-Level
Available SF:	54,390 SF
Lot Size:	2.9 Acres

DANNY RIVERA

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ANDREW HOLDER

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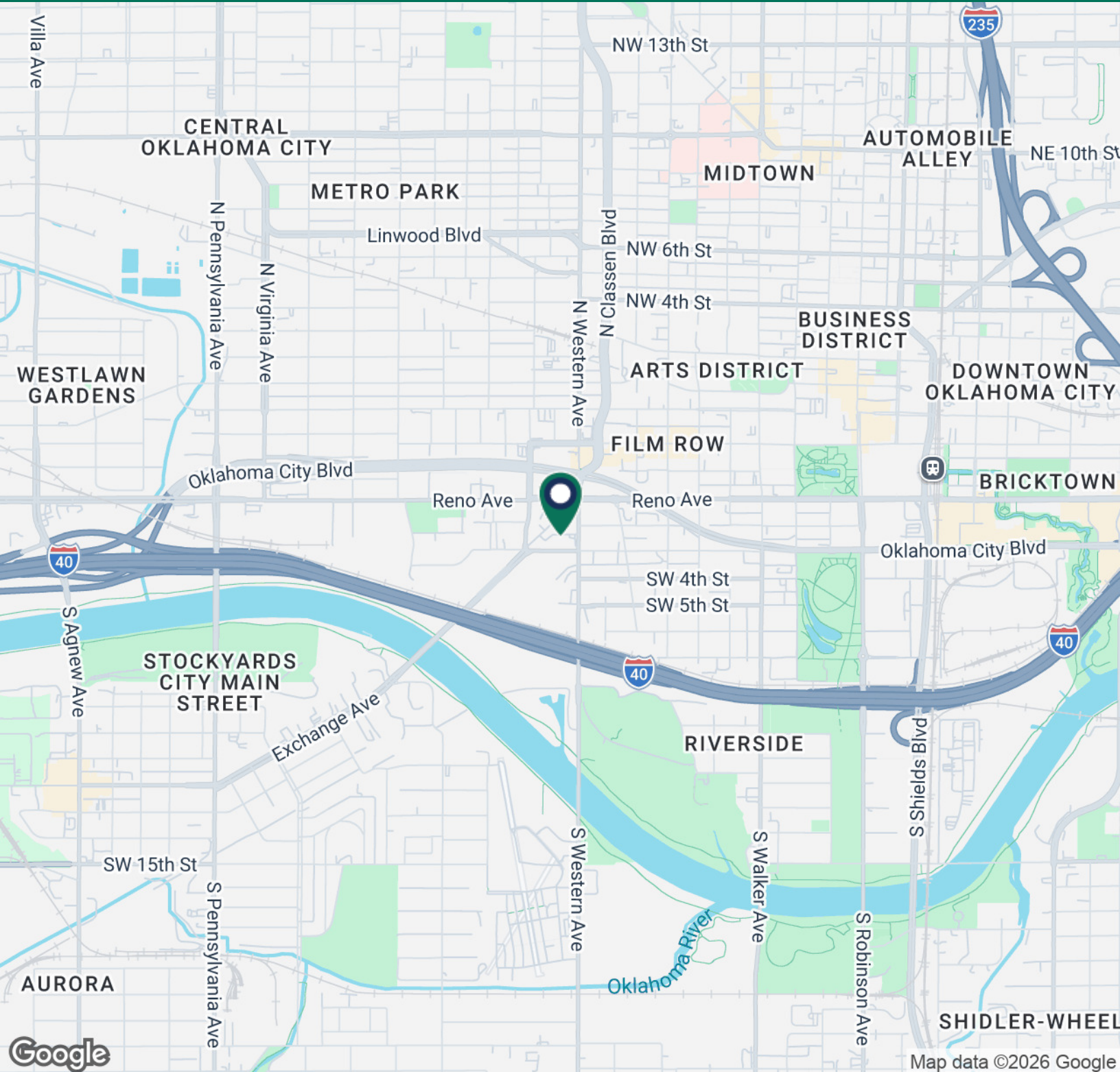
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