

# FOR LEASE

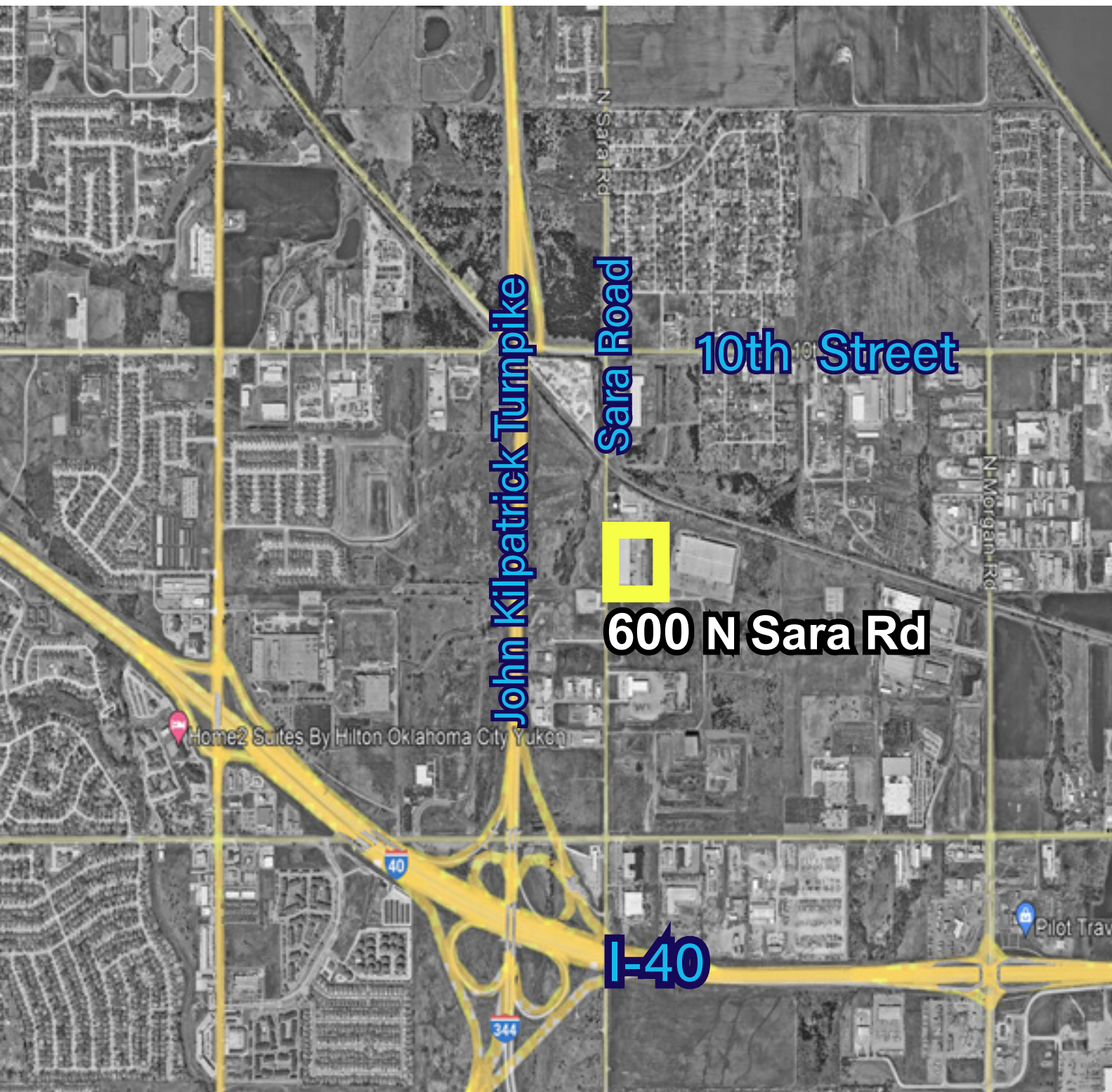
600 N SARA RD, YUKON, OK 73099



**HORIZON**  
COMMERCIAL REAL ESTATE

**David Portman, CCIM**  
Principal  
405.850.1107







**301 Lilac Drive, Ste 200**  
Edmond, OK 73034  
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# PROPERTY INFORMATION

**\$7.25 /SF + NNN**

PROPERTY TYPE	WAREHOUSE / OFFICE
BUILDING SIZE	121,750 SF
SPACE SIZE	43,194 SF
ZONING	I-2
CLEAR HEIGHT	28'
YEAR BUILT	2004

-  EFFICIENT & MODERN INDUSTRIAL BUILDING WITH EXCEPTIONAL CAPACITY FOR DISTRIBUTION
-  INCLUDES OFFICE SPACE, WITH BREAKROOM, SUPPLY STORAGE & MORE!
-  FEATURES 11 EXTERIOR DOCK DOORS AND 2 DRIVE IN DOORS WITH RAMP ACCESS
-  SPACE ALSO INCLUDES 1 PULL THROUGH DOOR AND FENCED OUTDOOR STORAGE AREA
-  AMPLE PARKING SPOTS ARE AVAILABLE WITH PLENTY OF ROOM FOR TRUCKING OPERATIONS
-  LESS THAN 5 MILES FROM JOHN KILPATRICK TURNPIKE & INTERSTATE-40

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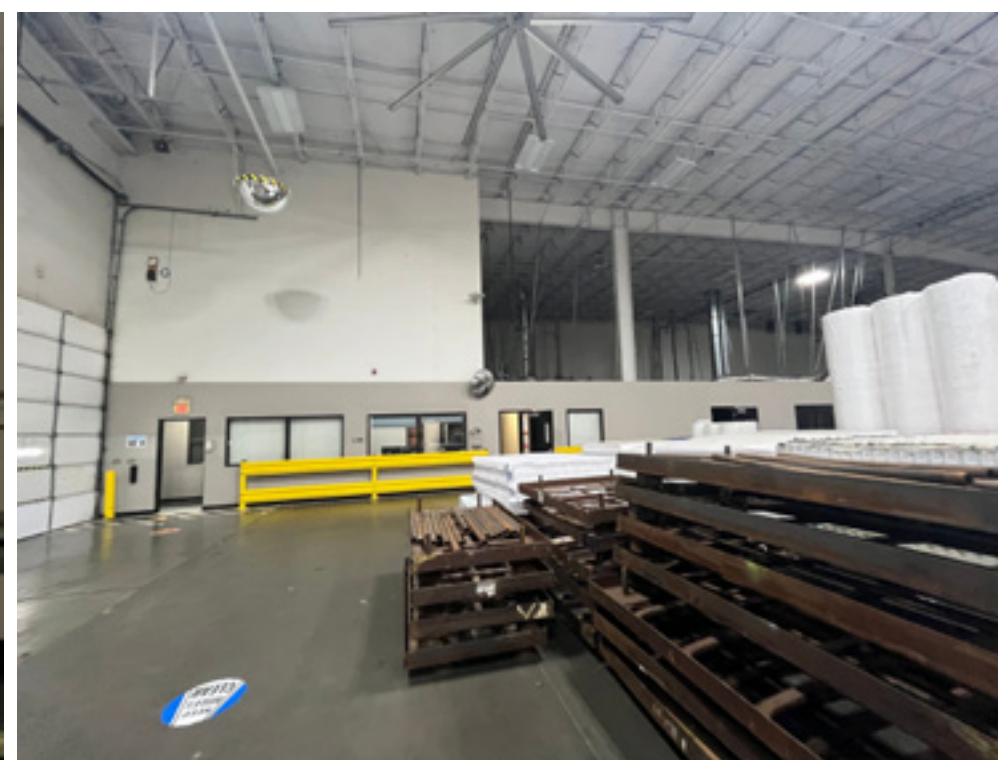
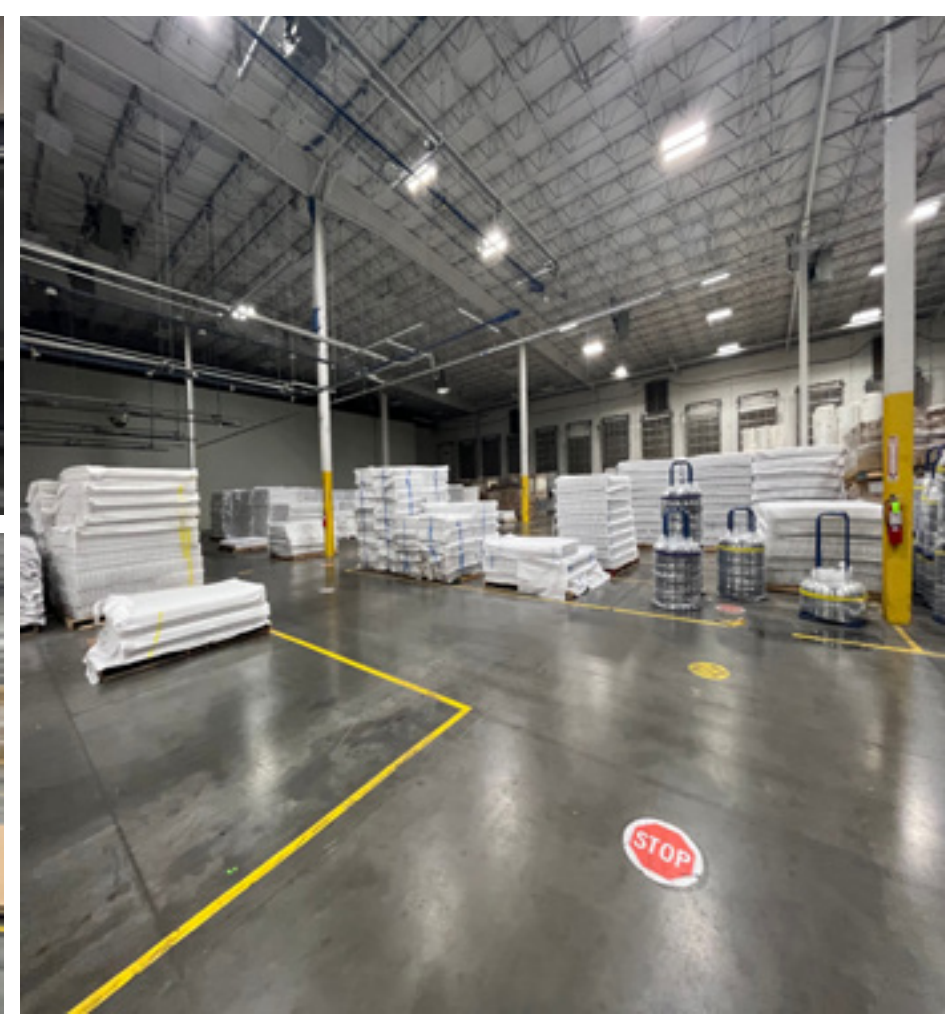
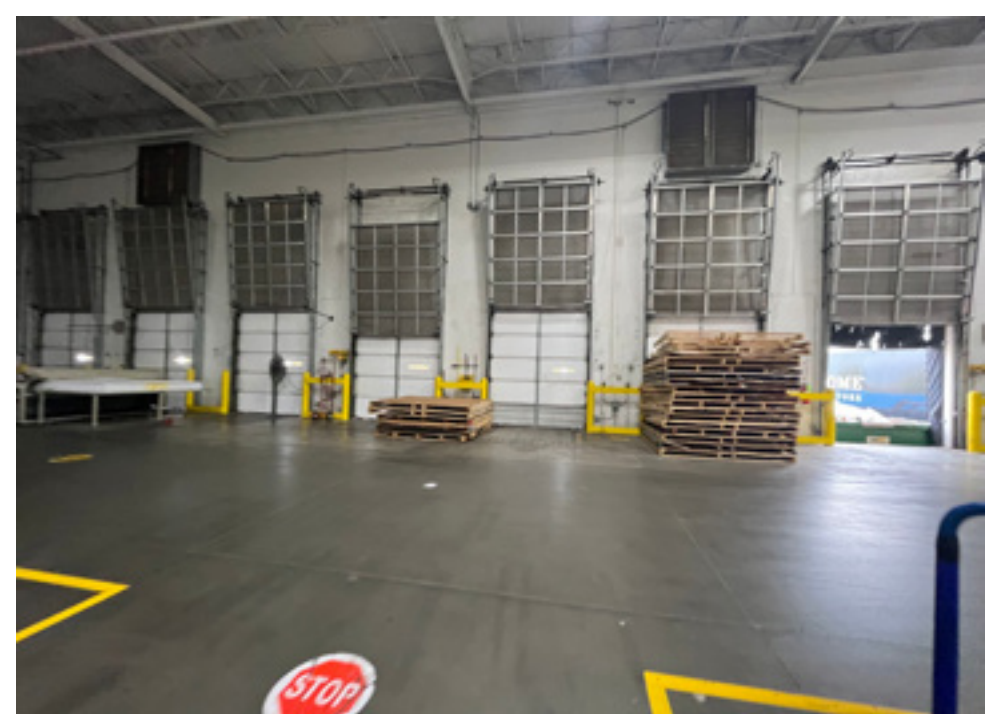
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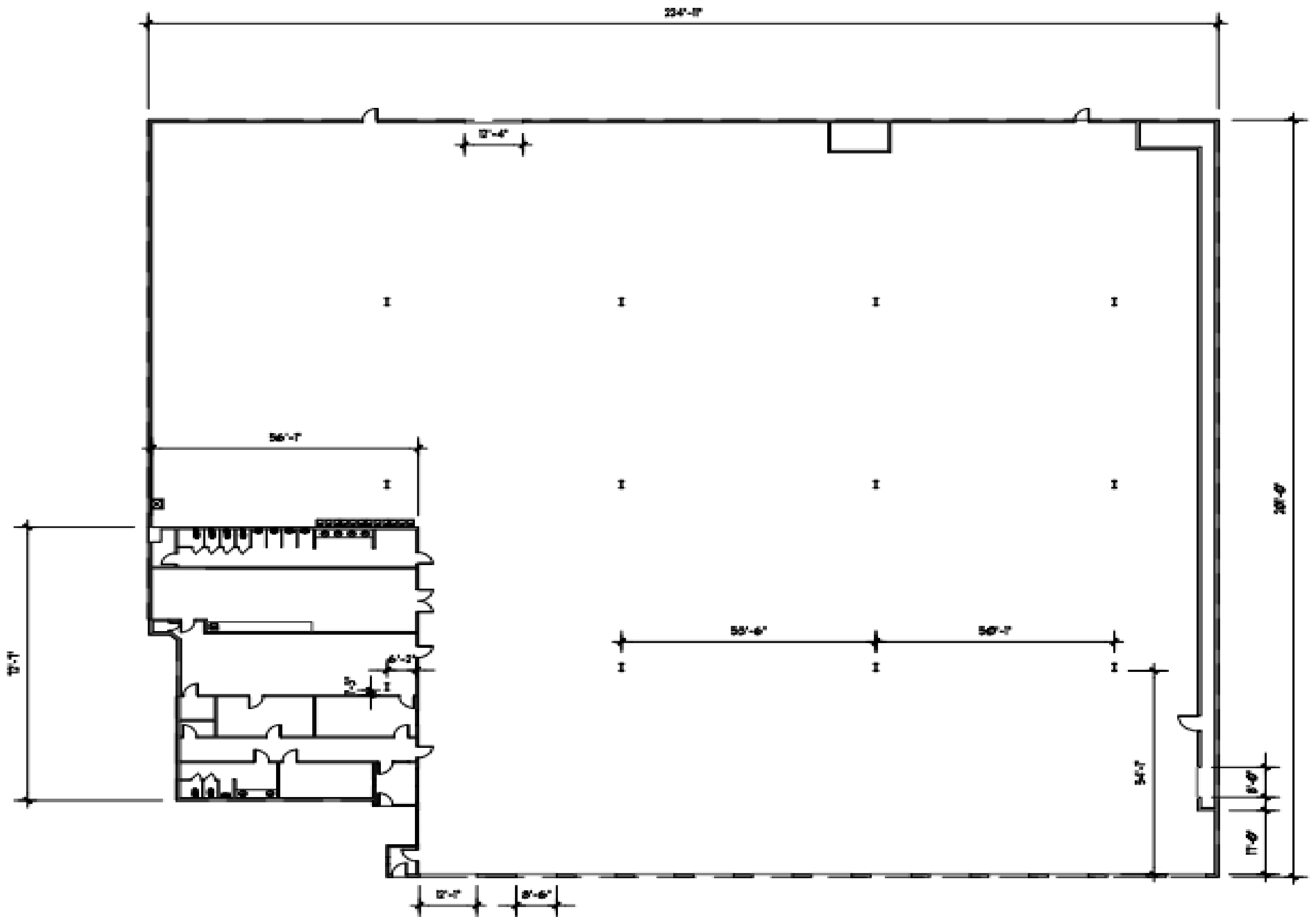
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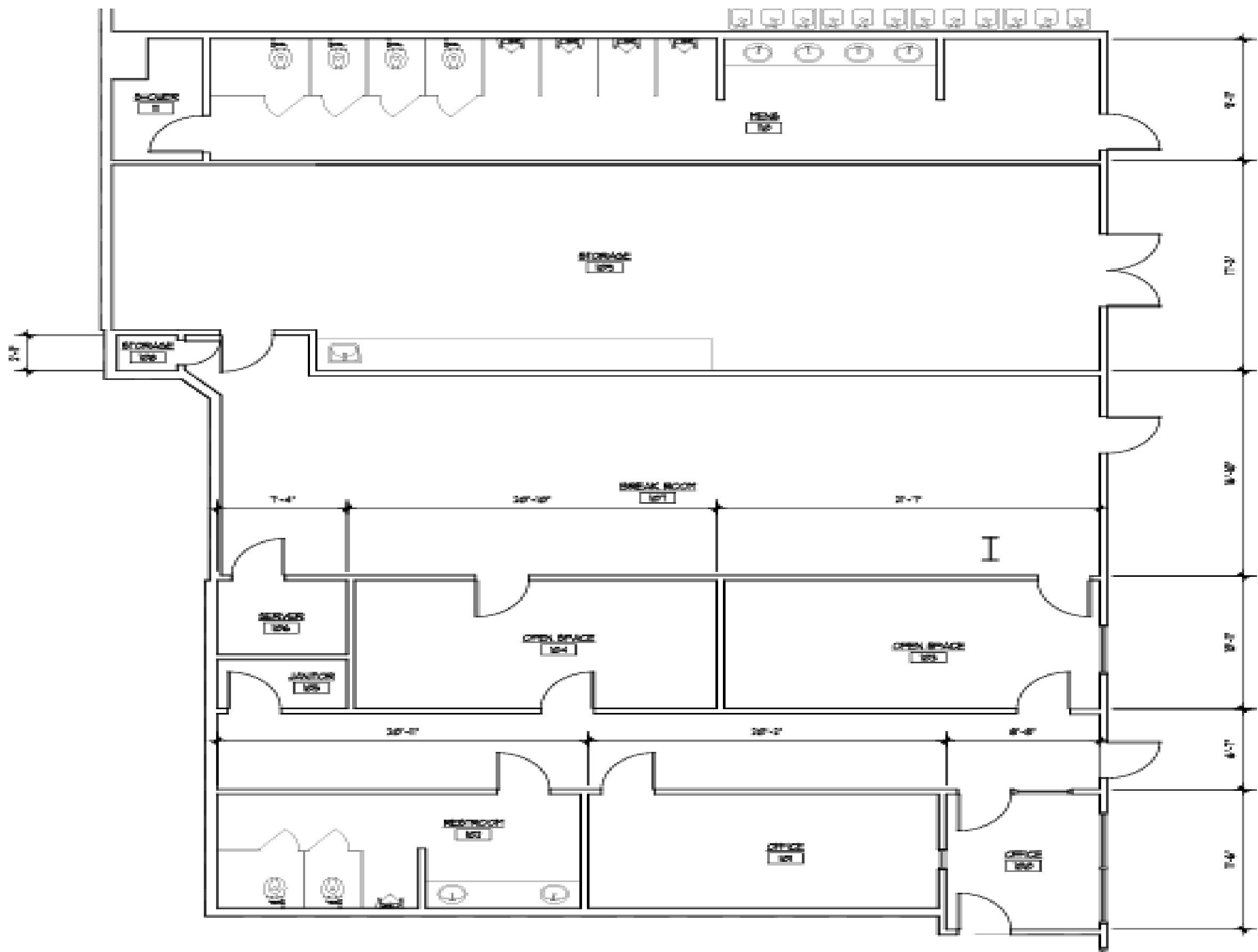
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**FLOOR PLAN**



**OFFICE FLOOR PLAN**