



FOR LEASE |  $\pm$  42,657 SF

## INDUSTRIAL WAREHOUSE

8009 S I-35 SERVICE ROAD  
**OKLAHOMA CITY, OK 73149**

 CUSHMAN &  
WAKEFIELD

COMMERCIAL  
**OKLAHOMA**

# FOR LEASE

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## Property Features

|                    |   |
|--------------------|---|
| Property Size:     | ± 42,657 SF   |
| Building 1:        | ± 38,337 SF   |
| Building 2:        | ± 4,320 SF  |
| Office:            | ± 4,750 SF ( Two Story)                                 |
| Site Area:         | ± 2.90 Acres   Paved & Fenced<br>± 1.60 Acres Available |
| Year Built:        | 1973   2006   |
| Clear Height:      | 18' - 20'   |
| Power:             | 480 V / 3 PH / 900 AMP                                  |
| Drive-Ins:         | 4   |
| Building Height:   | 23'   |
| Docks:             | 4   |
| <b>LEASE RATE:</b> | <b>\$5.95 NNN</b>                                       |

## BROKER CONTACT

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COMMERCIAL  
OKLAHOMA

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