

13131 BROADWAY EXTENSION
OKLAHOMA CITY, OK 73114

**NOW
LEASING**

AVAILABLE JANUARY 2025



CUSHMAN &
WAKEFIELD

COMMERCIAL
OKLAHOMA

ALLAN MEADORS, SIOR

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ameadors@commercialoklahoma.com

± 46,173 -
55,123 **SF**



PROPERTY HIGHLIGHTS

PROPERTY SIZE:	± 133,282 SF
DEMISED TO:	± 46,173 - 55,123 SF
OFFICE SPACE:	± 1,600 SF
SITE AREA:	± 8.48 AC
OUTDOOR STORAGE:	± 2.00 AC
YEAR BUILT:	1970 Renovated 2024
PROPERTY USE:	Warehouse
ZONING:	I-2
CLEAR HEIGHT:	16' - 22'
TRUCK COURT DEPTH:	120'
TRAILER PARKS:	30+
POWER:	1000+ Amp 480v, 3ph Power
COLUMN SPACING:	40' x 40'
GRADE LEVEL DOORS:	8
DOCKS:	5
PARKING:	100+
LEASE RATE:	\$6.95 NNN

ABOUT THE PROPERTY

Cushman & Wakefield | Commercial Oklahoma is pleased to present a 133,000+ square-foot industrial building on 8.48 acres. This property is directly off of the Broadway Extension north of I-344 (Kilpatrick Turnpike).

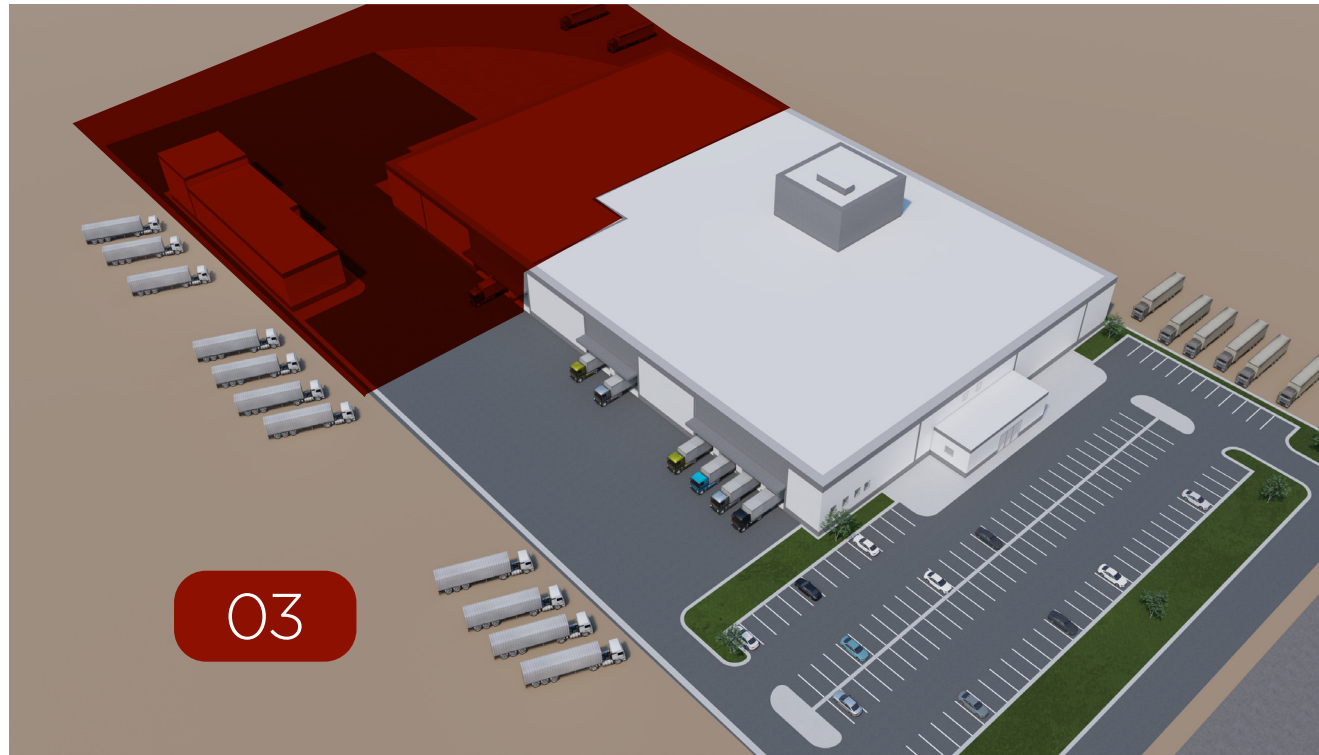
The building features new LED lighting, multiple in ground storm shelters and has potential rail access. With the ability to be demised to 46,173 SF with racking or 55,123 SF for tenants in need of outdoor storage and service space.

This property provides a unique combination of space, location, and facilities, making it ideal for various business needs. With open-minded and well-capitalized ownership, the space can be modified to fit the tenant's requirements.

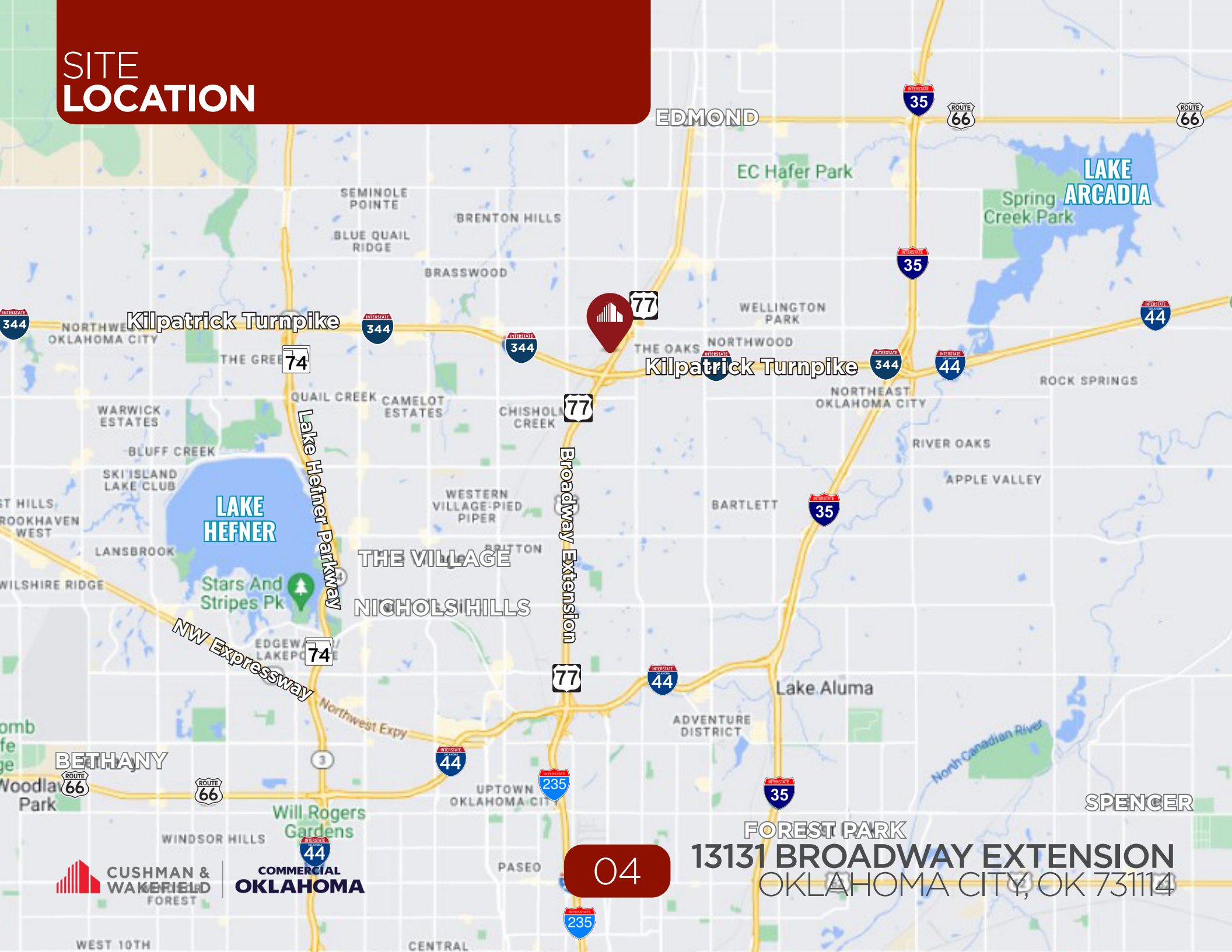
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SITE LOCATION



04

FOREST PARK
13131 BROADWAY EXTENSION
OKLAHOMA CITY, OK 73114



**COMMERCIAL
OKLAHOMA**

SITE LOCATION

THE HIVE

CUSHMAN & WAKEFIELD

COMMERCIAL OKLAHOMA

JASCO

CBMC

MEMORIAL CROSSING PET RESORT

RX

McRAY

@ATLINK
BROADCAST & BEYOND

ACME BRICK

CAMPING WORLD

Broadway Extension

77



			BOB MOORE CADILLAC
BH BOB HOWARD CHEVROLET		BOB MOORE MAZDA	
Bob Howard Toyota		BOB MOORE SUBARU	
	Bob Howard Honda	BH BOB HOWARD AUTO GROUP	

INTERSTATE 344

Kilpatrick Turnpike

INTERSTATE 344

77

Kilpatrick Turnpike

INTERSTATE 344

ELLIS

On Call Moving



05

reece
Bath+Kitchen

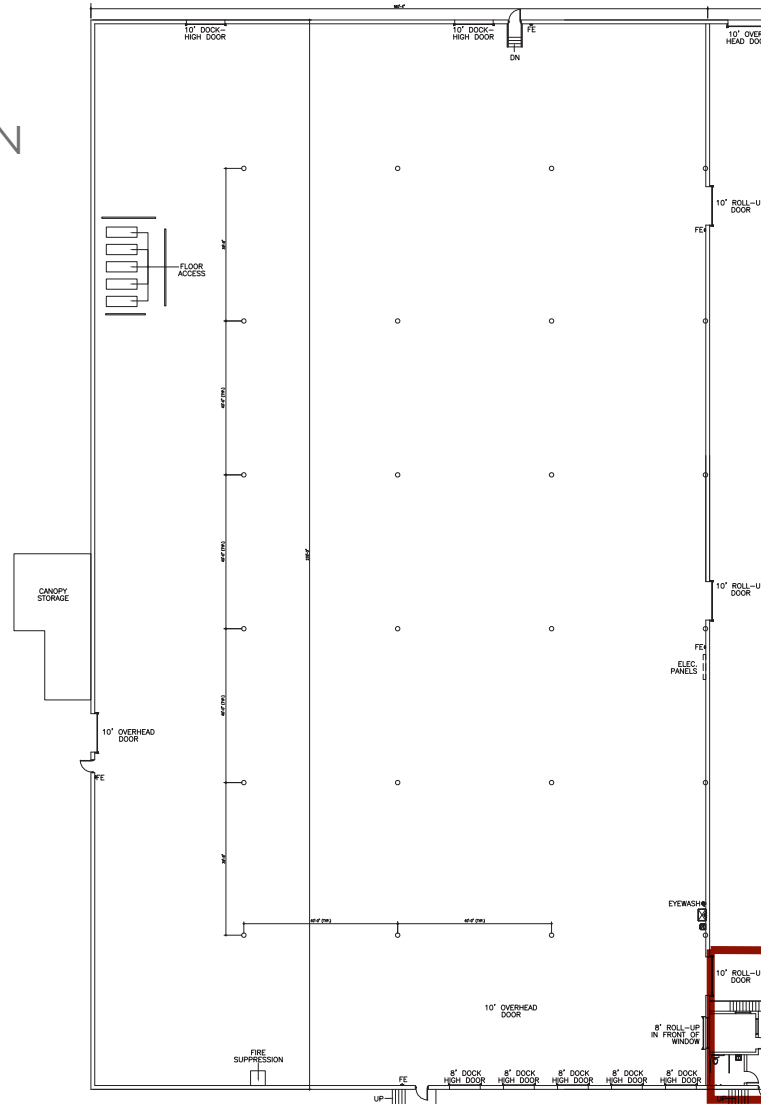
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SITE PLAN SPACE II

± 46,173 SF

± 8,950 SF
OF SERVICE SPACE NOT SHOWN



1,600 SF New Office

WEST WAREHOUSE
SCALE: NOT TO SCALE

06

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