

Executive Summary



OFFERING SUMMARY

Lease Rate:	\$6.50 SF/yr (NNN)
NNN Rate:	~\$1 SF/yr
Available SF:	14,688 SF
Lot Size:	0.96 Acres
Year Built:	1974
Zoning:	I-2 (Moderate Industrial)

PROPERTY OVERVIEW

This industrial property features 2 warehouse buildings with a mix of warehouse, office, and loading space to support a variety of operations. Highlights include radiant heat in both warehouses, updated office space, multiple drive-in overhead doors, 2 dock doors, and approximately 0.42 acres of fenced, gated outdoor storage. Conveniently located just 1.3 miles from both I-40 and I-35, the property offers easy access throughout the OKC Metro.

PROPERTY HIGHLIGHTS

- **Warehouse Bldg. 1** (9,360 SF): Radiant heat in the warehouse ~ Small office & 2 restrooms ~ One (1) 12' W x 12' H drive-in overhead door ~ Two (2) exterior docks with Two (2) 12'W x 12'H doors ~ Exhaust Fan ~ Max Clear Height of 14'
- **Warehouse Bldg. 2** (5,328 SF): Updated office space ~ Radiant heat in the warehouse ~ One (1) 12' W x 12' H & Two (2) 10' W x 10' H drive-in overhead doors ~ Office & shop restroom ~ Mezzanine space - 14' Clear Height
- Fully fenced property with gated access all around the property
- Approx. 0.42 acres of fenced outdoor storage yard
- Approx. 1.3 miles from both I-40 and I-35 for easy access to the surrounding metro
- 3-Phase 208V Electrical Service

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Additional Photos



Aerial Overlooking Yard and Warehouses



Large Warehouse Interior



Large Warehouse Exterior



Smaller Warehouse Interior



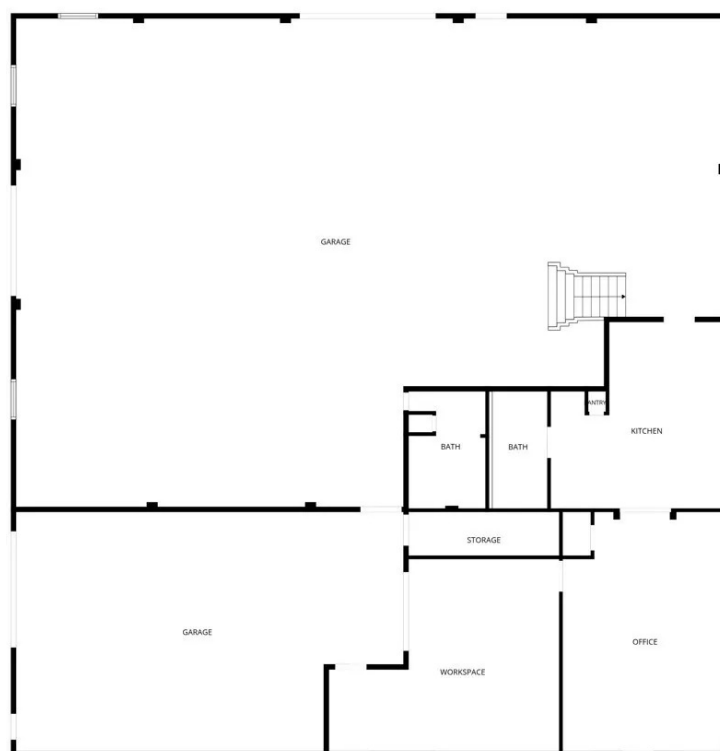
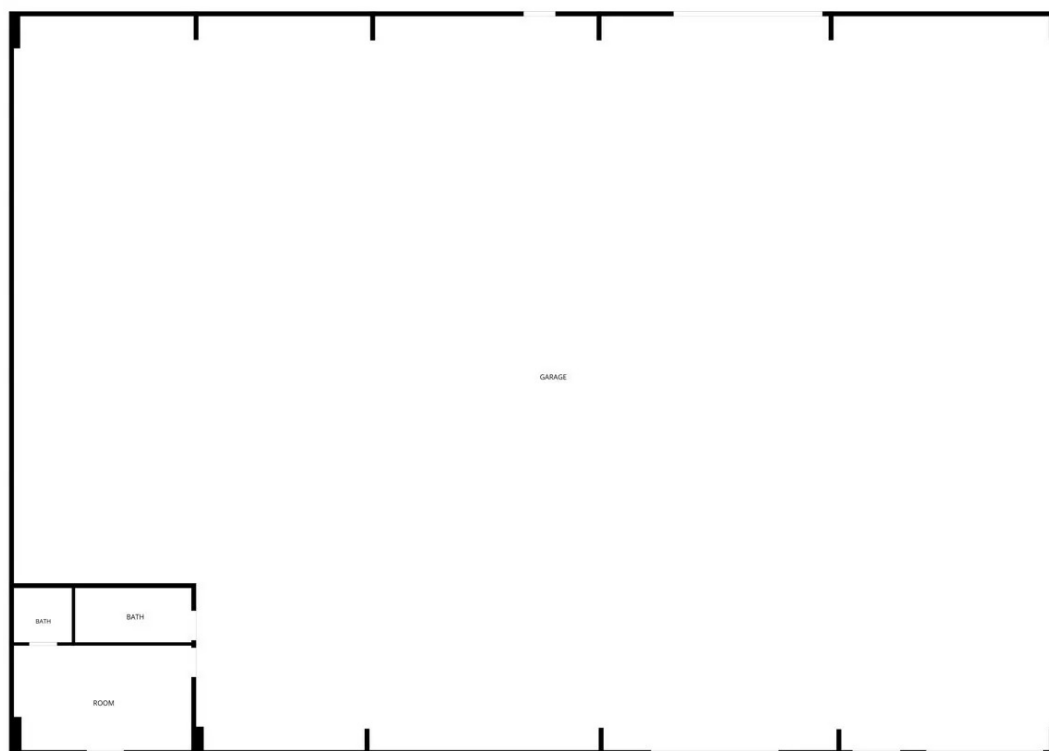
Office



Office Bathroom

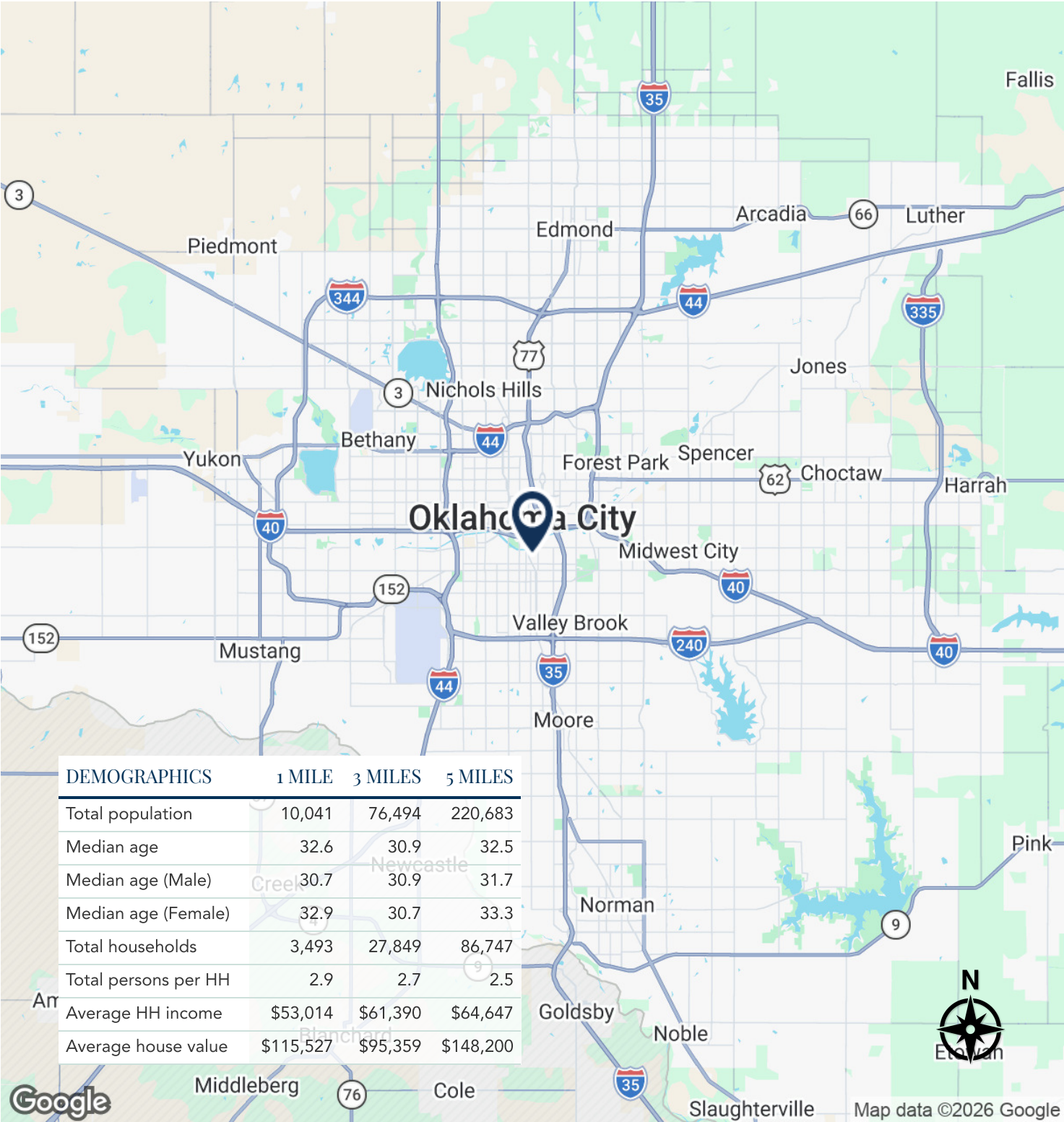
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Floor Plans



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Location Map



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