



FLATROCK  
COMPANIES

# 7417 SW 67<sup>th</sup> Street, Oklahoma City, OK 73139

For Sale or Lease | Rockwell Heights Industrial Park



**Caleb Lawson, CCIM, SIOR** | Direct: 713-568-1750 | Mobile: 713-204-2110 | [caleb@flatrockcompanies.com](mailto:caleb@flatrockcompanies.com)  
Flatrock Companies | 713-574-6433 | [www.flatrockcompanies.com](http://www.flatrockcompanies.com)





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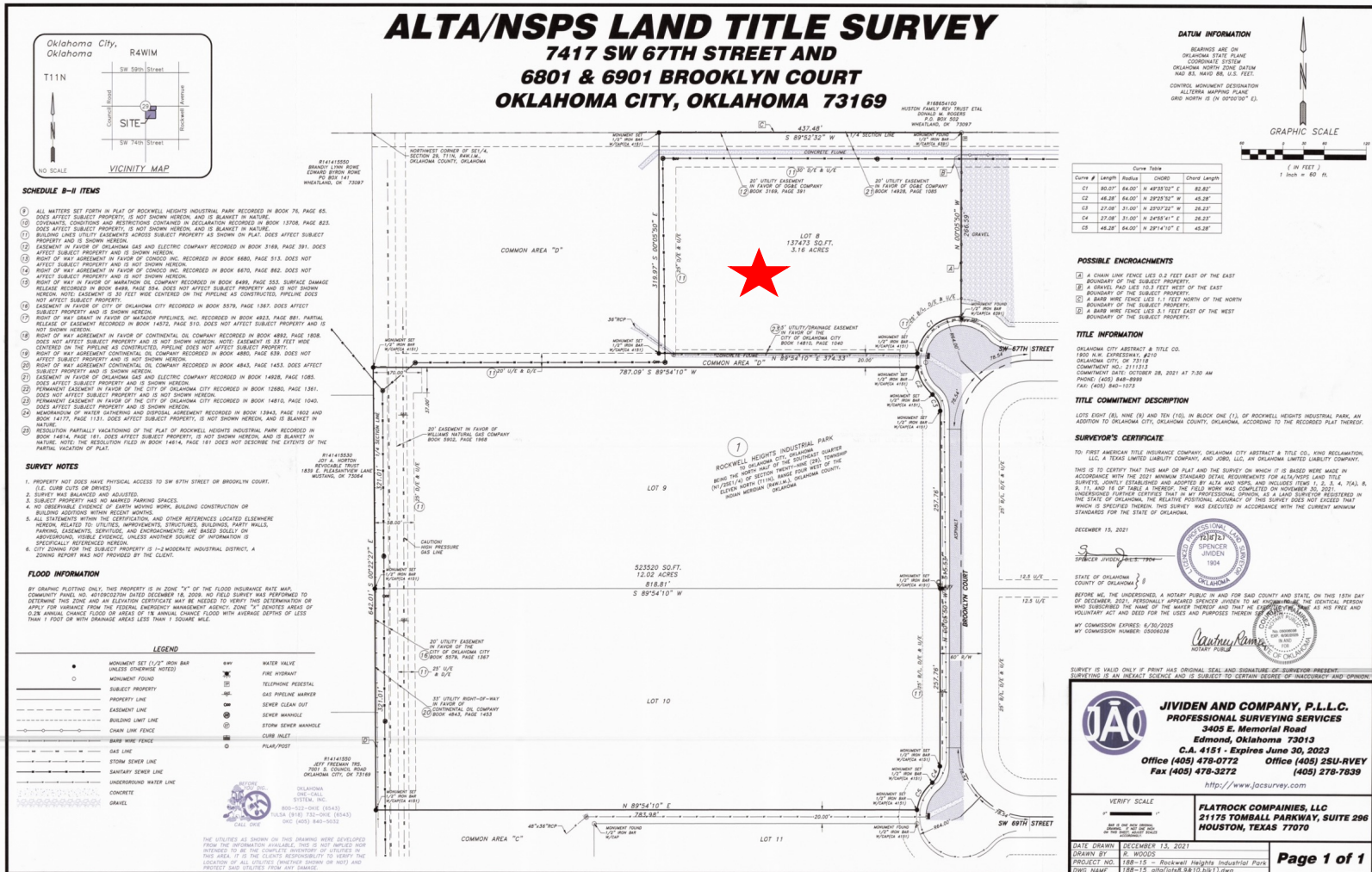
Newly constructed office/warehouse facility for sale or lease located within the newly developed Rockwell Heights Business Park at Brooklyn CT Oklahoma City, OK 73169, which is directly west of Will Rogers World Airport. This is a new PEMB with masonry accents that is only 1.5 miles from HWY-152 /Kilpatrick Turnpike connecting to Loop offering great access to all area Interstates.

- Lease rate:\$15.00/NNN
- Sale Price: Call for information
- 20,000 Total Square feet 100' x 200' situated on 3.16 acres
- 2,500 sf of Spec Offices (5 private offices, conference room, break room, IT closet, office and shop restrooms)
- Clear Span
- Fenced with heavy stabilized outside storage
- Located within Deed Restricted Business Park
- Zoned I-2
- 28' Eave Height
- 4 (20' x 25') overhead doors
- 20 – Ton crane ready building
- Cranes can be added
- Fully insulated with 3" vinyl back insulation
- Interior liner panel up to 8' throughout the entire building
- Sprinklered
- LED Lighting throughout the building

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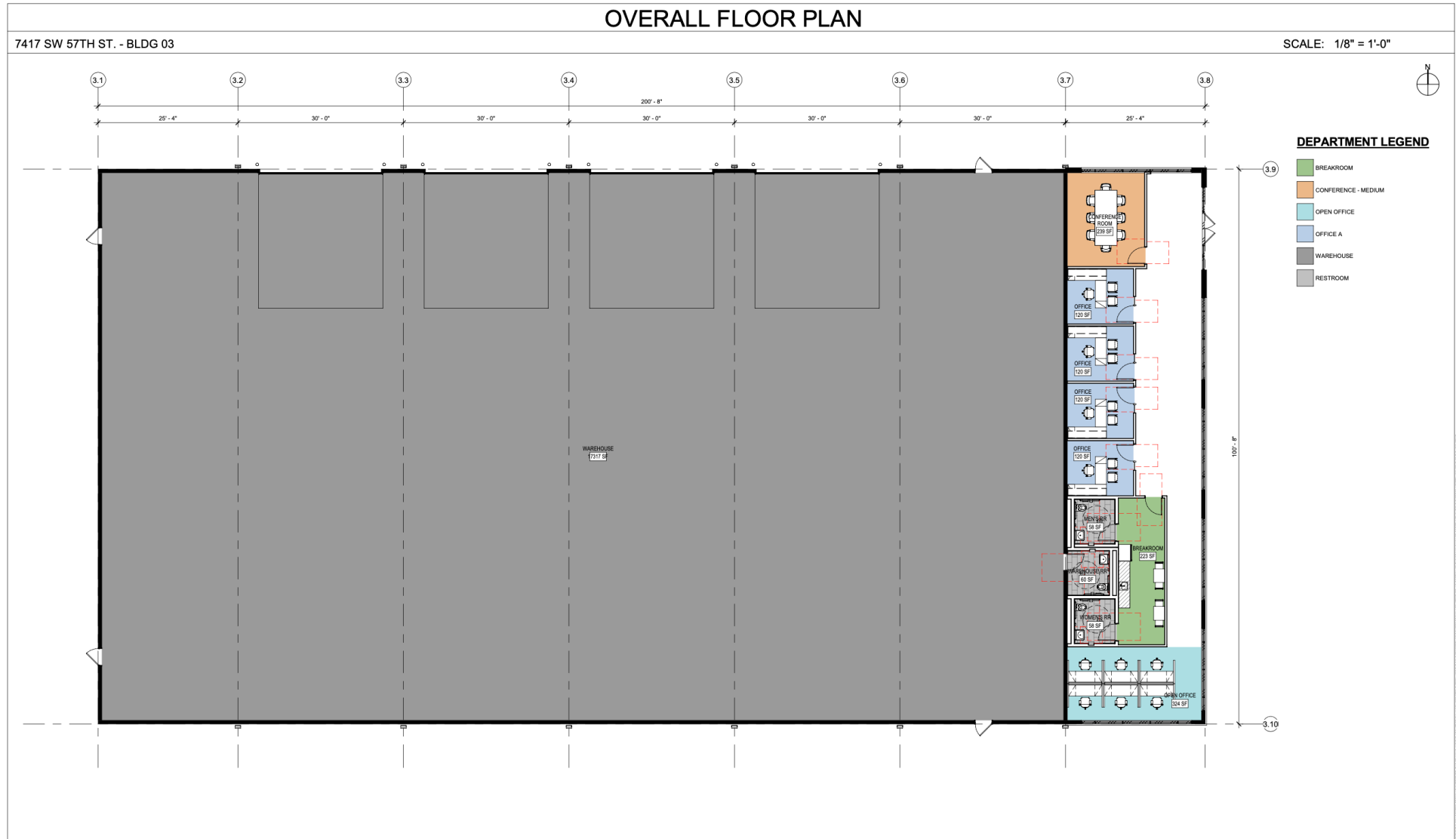




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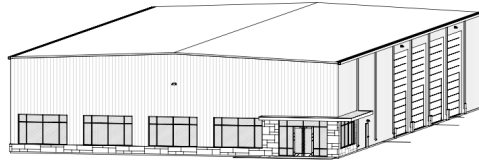




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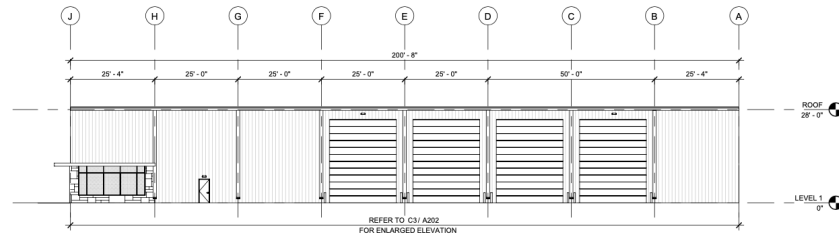


SOUTH-EAST BUILDING AXO VIEW

SCALE:

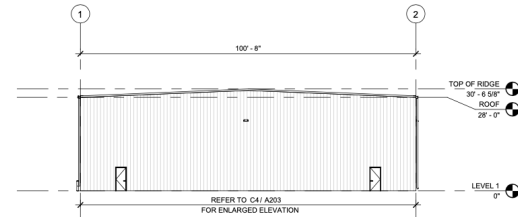
D2 OVERALL ELEVATION SOUTH

SCALE: 1/16" = 1'-0"



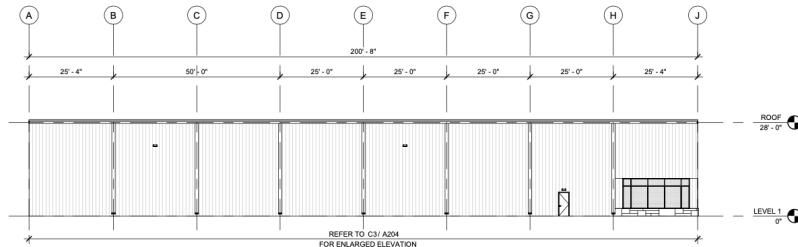
C3 OVERALL ELEVATION EAST

SCALE: 1/16" = 1'-0"



B2 OVERALL ELEVATION NORTH

SCALE: 1/16" = 1'-0"



A3 OVERALL ELEVATION WEST

SCALE: 1/16" = 1'-0"

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2100 Travis Street,  
Suite 501  
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### PROJECT TITLE

FLATROCK ROCKWELL  
HEIGHTS BUILDING O3

7417 SW 67TH Street  
OKC, OK 73139

A PROJECT FOR

FLATROCK COMPANIES

### GENERAL NOTES

- PREFINISHED METAL PANEL
- GLAZING - VISION
- ALUMINUM / PREFINISHED METAL
- STONE

DATE	REVISION
06-3-2022	ISSUE FOR PERMIT
10-14-2022	ISSUE FOR CONSTRUCTION

PROJECT NO: 211396

DRAWN BY: CP

CHECKED BY: PE

SHEET NAME

OVERALL BUILDING  
ELEVATIONS

SEAL

SHEET NUMBER



A201

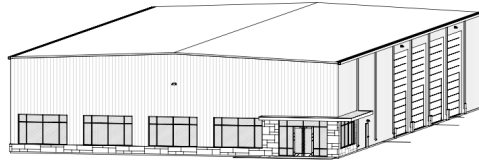




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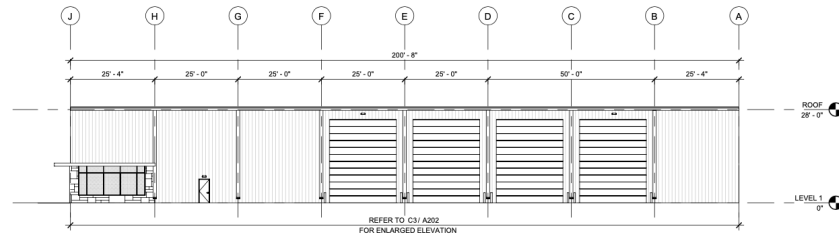


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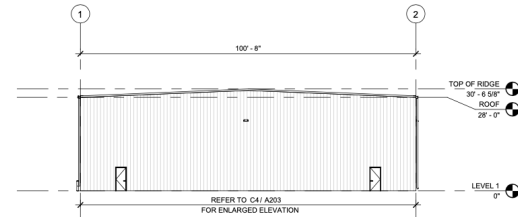
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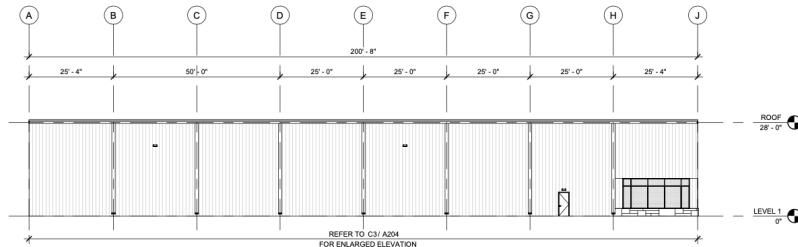
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### Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

11-2-2015



#### TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

#### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

#### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

#### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.