

INDUSTRIAL OFFICE/WAREHOUSE FOR LEASE



36 NE 36th Street, Oklahoma City, Oklahoma 73105



Presented By:

Shyon Keoppel

Sales Associate

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FOR LEASE

36 NE 36th Street, Oklahoma City

PROPERTY OVERVIEW

Unlock the Potential!

Are you looking to elevate your business operation? This temperature controlled warehouse could be just the space you need!

Facility Includes:

- Advanced Infrastructure: HVAC systems, electrical and water
- Power Capacity: Equipped with a robust power infrastructure ideal for high-demand operations, including:
- 500 kW 3-phase main transformer
- 1200 amp 3-phase 480V main panel
- 3 step-down transformers
- Security: Outfitted with a comprehensive security system, gated yard ensuring peace of mind.
- (9) Dock high doors
- (2) ADA compliant restrooms
- Ample concrete parking available
- Great Access to I-235 & I-44
- Strategic Distribution Radius
- Gated yard

Why Lease Here?

- 6 MONTHS FREE FOR LEASES EXECUTED IN 2025!
- Move-in Ready
- Prime Location
- Optimal Space

Reach out to schedule a tour and see first hand how this space can transform your business.

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FOR LEASE



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6 MONTHS FREE RENT FOR LEASES EXECUTED IN 2025!

OFFERING SUMMARY

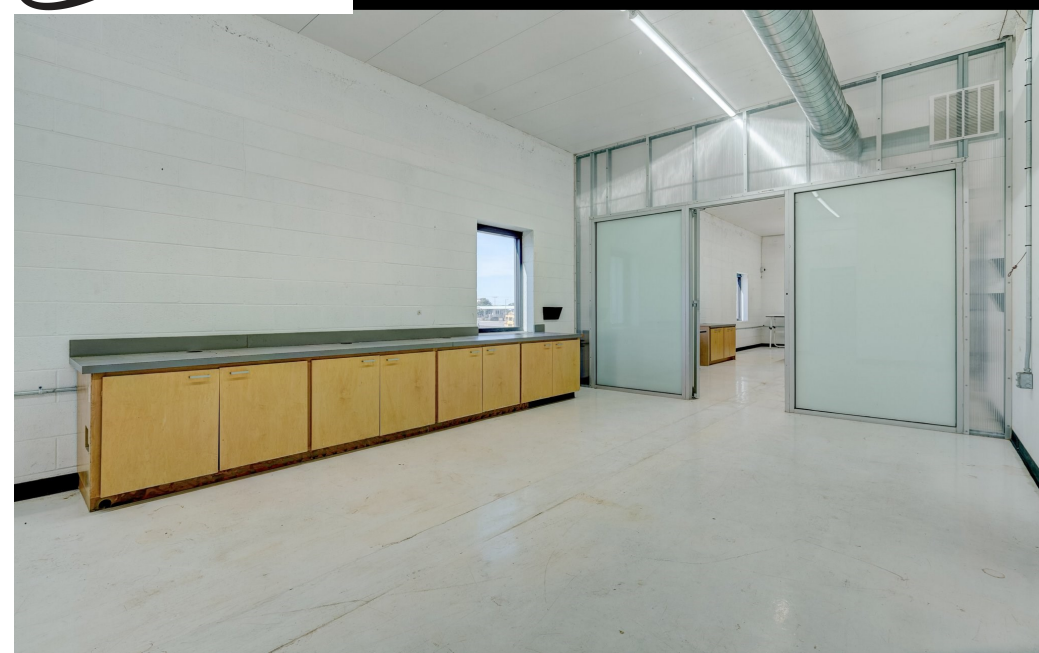
BUILDING SF	21,531 SF
LAND SIZE	1.5 Acres MOL
BASE RENT	\$5.50/ sf - \$9,868.38/ month
LEASE TYPE	NNN
NNN FEE	\$1,534.98 / month
TYPICAL TERM	3+ Years
CO-BROKERAGE	3% Primary Term



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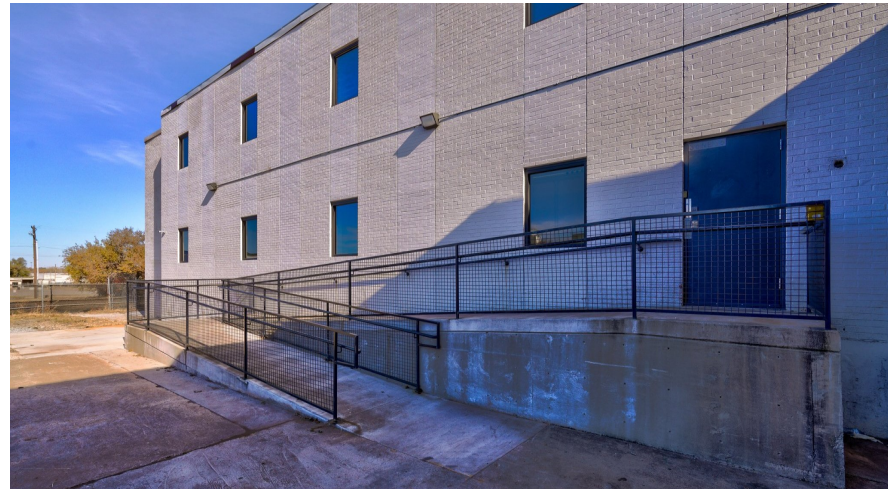


FOR LEASE

Highlights:

- 500 kw 3 Phase Main Transformer
- 1200 amp 3 Phase 480 v main panel
- 3 Step Down Transformers
- Move-In Ready
- Gated Yard
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Solas REAL ESTATE OTHER PROPERTIES AVAILABLE

FOR LEASE

2010-2021 Exchange Ave, Oklahoma City, OK
-4,401 - 8,406 SF @ \$4.75-\$6.00/SF plus NNN
36 NE 36th St, Oklahoma City, OK
-21,531 SF @ \$5.50/SF plus NNN
3841 NW 10th, Oklahoma City, OK
-3,910 SF @ \$5.50/SF plus NNN
3843 NW 10th, Oklahoma City, OK
-1,296 SF @ \$695/Month – Large Apartment
401 NW 10th, Oklahoma City, OK
-1,489-8,247 SF @ \$10.77-\$19.50/SF plus NNN
1012-1016 N Walker, Oklahoma City, OK
-3,680 SF @ \$5,500/Month plus NNN
1704 NW 6th, Oklahoma City, OK
-10,100 SF @ \$5/SF plus NNN
2412 SW 14th, Oklahoma City, OK
-11,900 SF @ \$5/SF plus NNN
2411 SW 15th, Oklahoma City, OK
-7,225 SF @ \$5/SF plus NNN

FOR SALE

3841-3845 NW 10th, Oklahoma City, OK
- \$540,000.00
8301 Glade Ave, Oklahoma City, OK
- \$622,703.00

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Please text for best response!

