



WAREHOUSE BUILDING | FOR SALE OR LEASE

4526 N SEWELL AVE., OKLAHOMA CITY, OK

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NEWMARK
ROBINSON PARK

4526 N SEWELL AVE. / FOR SALE OR LEASE

DETAILS

Sale Price	\$400,000 (\$80.00/SF)
Available SF	5,000 SF
Lease Rate	\$7.50/SF/YR (NNN)
Office Size	300 SF
Doors	2 dock doors
Clear Height	10' - 12'
Submarket	Santa Fe Industrial / Northeast
Cross Streets	NW 44th & Sewell Ave.

PROPERTY OVERVIEW

Located in the Santa Fe Industrial submarket of Oklahoma City, this property is ideally positioned less than half a mile south of the I-235/I-44 interchange, offering exceptional access to the region's major transportation corridors. It is approximately 10 minutes from downtown Oklahoma City and the Innovation District, providing access to a deep labor pool and a growing concentration of healthcare, research, and technology employees. The property is also just 15 minutes from the I-35/Kilpatrick Turnpike interchange.

