

**FOR
LEASE**

Industrial Building for Lease
± 20,200 SF on 3.42 ACRES MOL
LEASE PRICE: **\$8.50/SF/NNN**



NOW AVAILABLE

5353 S. HATTIE AVENUE
OKLAHOMA CITY, OK 73129



CONTACT US

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**COMMERCIAL
OKLAHOMA**

Industrial Building for Lease **FOR LEASE**

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PROPERTY OVERVIEW

TOTAL SF:	± 20,200 SF
LOT SIZE:	± 3.42 ACRES
ZONING	I-2
CEILING HEIGHT:	18'
DOORS	(8) GRADE LEVEL
YARD	FENCED

PROPERTY HIGHLIGHTS

- 20,200 SF Heavy Industrial/Manufacturing Facility on 3.42 Acres
- I-2 Zoning (Outdoor Storage Allowed)
- 75% / 25% Warehouse to Office Ratio
- Sprinklered
- 2 Acres of Hard-Packed Gravel & Concrete

OFFICE HIGHLIGHTS

- 8 Offices
- Reception Area
- Conference Room
- Tornado Shelter



CUSHMAN &
WAKEFIELD

COMMERCIAL
OKLAHOMA



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WAREHOUSE INFORMATION

WAREHOUSE HIGHLIGHTS

- Wash Bay with Floor Drainage
- Water Reclaim System
- Air Compressor System on Site
- Tool Cage
- (8) 14' x 12' Grade-Level Doors
- (1) 10-Ton Crane
- (1) 5-Ton Crane
- (3) 2-Ton Cranes



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