

# 5220 S. Anderson Rd, OKC, OK 73150

## For Sale or Lease



- Prime location in the east submarket with direct highway access
- High-visibility lot with highway frontage offering exceptional marketability
- Fenced yard
- Newly renovated office



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**Lease Rate: \$5,250.00/Month Modified Gross**

**Sale Price: \$875,000**

<b>Total Square Footage</b>	9,000 (Office: 1,000)	<b>Submarket</b>	Southeast
<b>Lot Size:</b>	3.0 acres +/-	<b>Clear Height</b>	9' at eaves, 11' at center
<b>Zoning:</b>	C-HC (Highway Commercial)	<b>Grade Level Doors</b>	(2) 10'H X 12'W
<b>County</b>	Oklahoma	<b>Power</b>	3 Phase

<b>Office</b>	This building features a newly renovated office space, including a reception area, kitchenette, bathroom, and four private offices. The warehouse also includes a separate bathroom for added convenience.
<b>Other Details:</b>	The warehouse is equipped with electrical drop-downs and wiring throughout, including 120V outlets, 50A 250V plug-ins, and airlines for a paint booth. It also features updated infrared propane heaters.





The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.



