

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



Caleb Cox

405.923.6240

caleb@victorycre.com



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

Sale Price: \$875,000

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

Office 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.

Other Details: 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.



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