



2417 E Interstate 240 Service Road

2417 E INTERSTATE 240 SERVICE ROAD, OKLAHOMA CITY, OK 73129

**PRICE
EDWARDS**
AND COMPANY

2417 E Interstate 240 Service Road

FOR SALE

2417 E Interstate 240 Service Road, Oklahoma City, OK 73129



PROPERTY DESCRIPTION

Positioned directly on Interstate 240 with full frontage and immediate highway access, this 42-acre +/- moderate industrial site offers a rare combination of scale, infrastructure, and operational readiness in the Oklahoma City market. Zoned I-2 Moderate Industrial, the property features approximately 34 acres of existing gravel surface — eliminating the time and cost of site preparation for yard-intensive users. A new 24,000 SF industrial building anchors the site, purpose-built with 24 grade-level doors including 10 drive-through bays with 18-ft doors and a 20 ft clear height, a dedicated wash bay with storage tank, full sprinkler system, and a new standby generator. Rail runs directly behind the property. All utilities are in place: city water, city electric, and a lagoon sewer system.

PROPERTY HIGHLIGHTS

- 42 acres | I-2 Moderate Industrial zoning
- Direct I-240 frontage with immediate highway access
- 34± acres existing gravel surface — operational day one
- Brand-new 24,000 SF industrial building
- 24 grade-level doors | 10 drive-through bays with 18 ft clearance
- Wash bay with dedicated storage tank
- Fully sprinklered | brand-new standby generator
- Rail line directly behind property
- City water & electric to site | lagoon sewer system

OFFERING SUMMARY

Sale Price:	\$10,900,000
Lot Size:	42 Acres
Building Size:	24,005 SF

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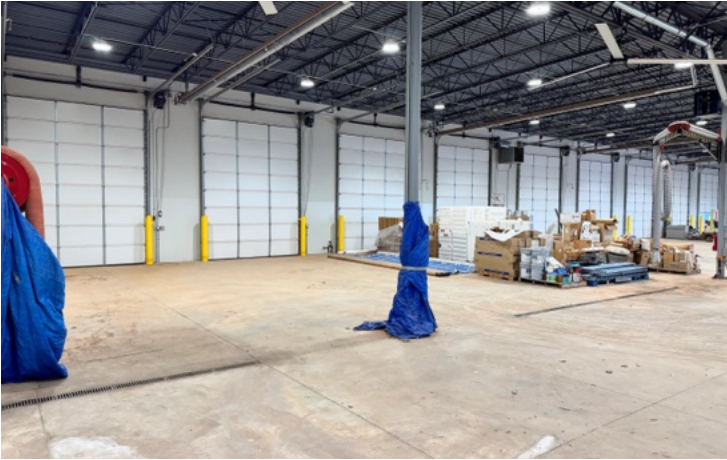
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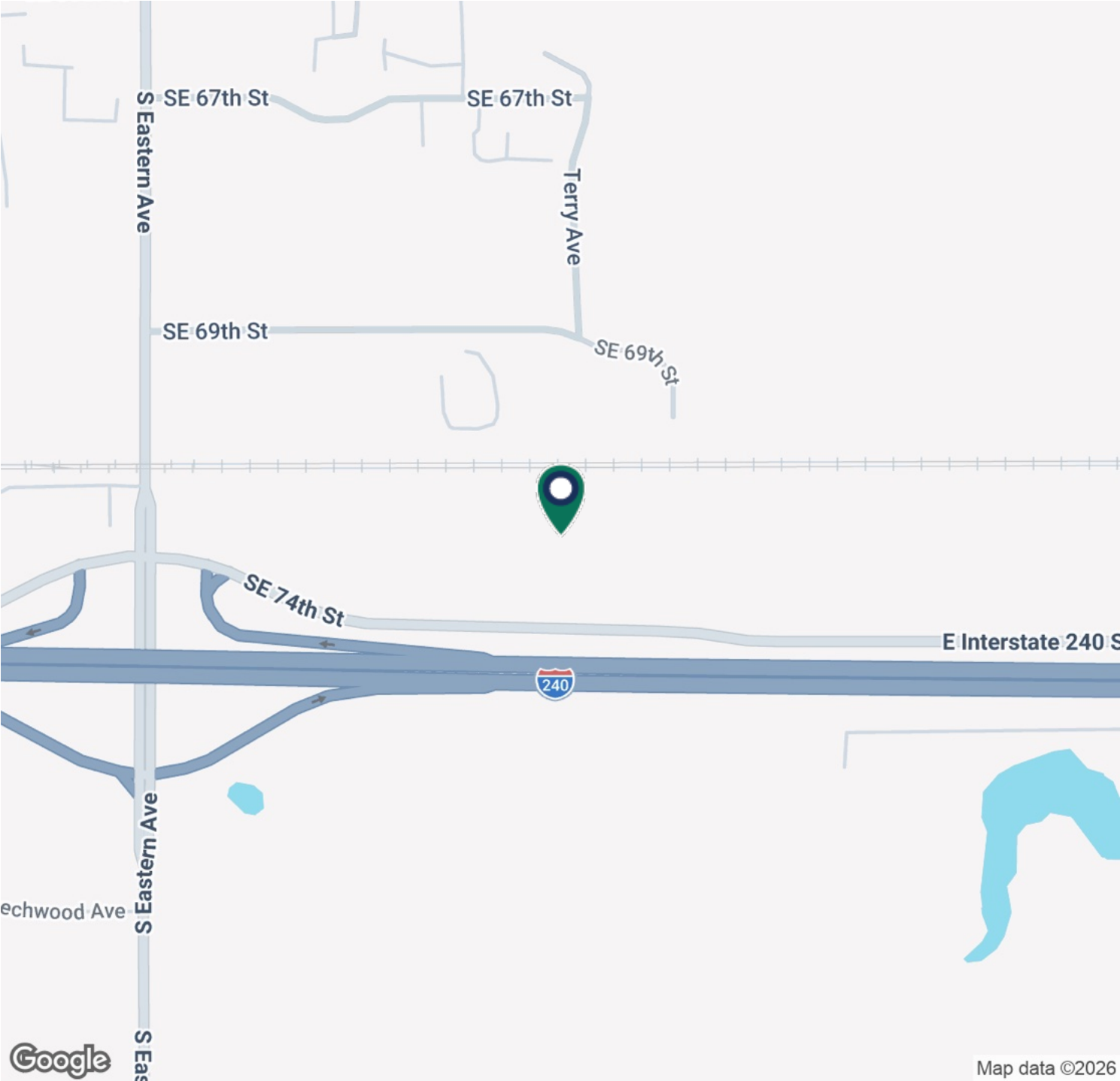
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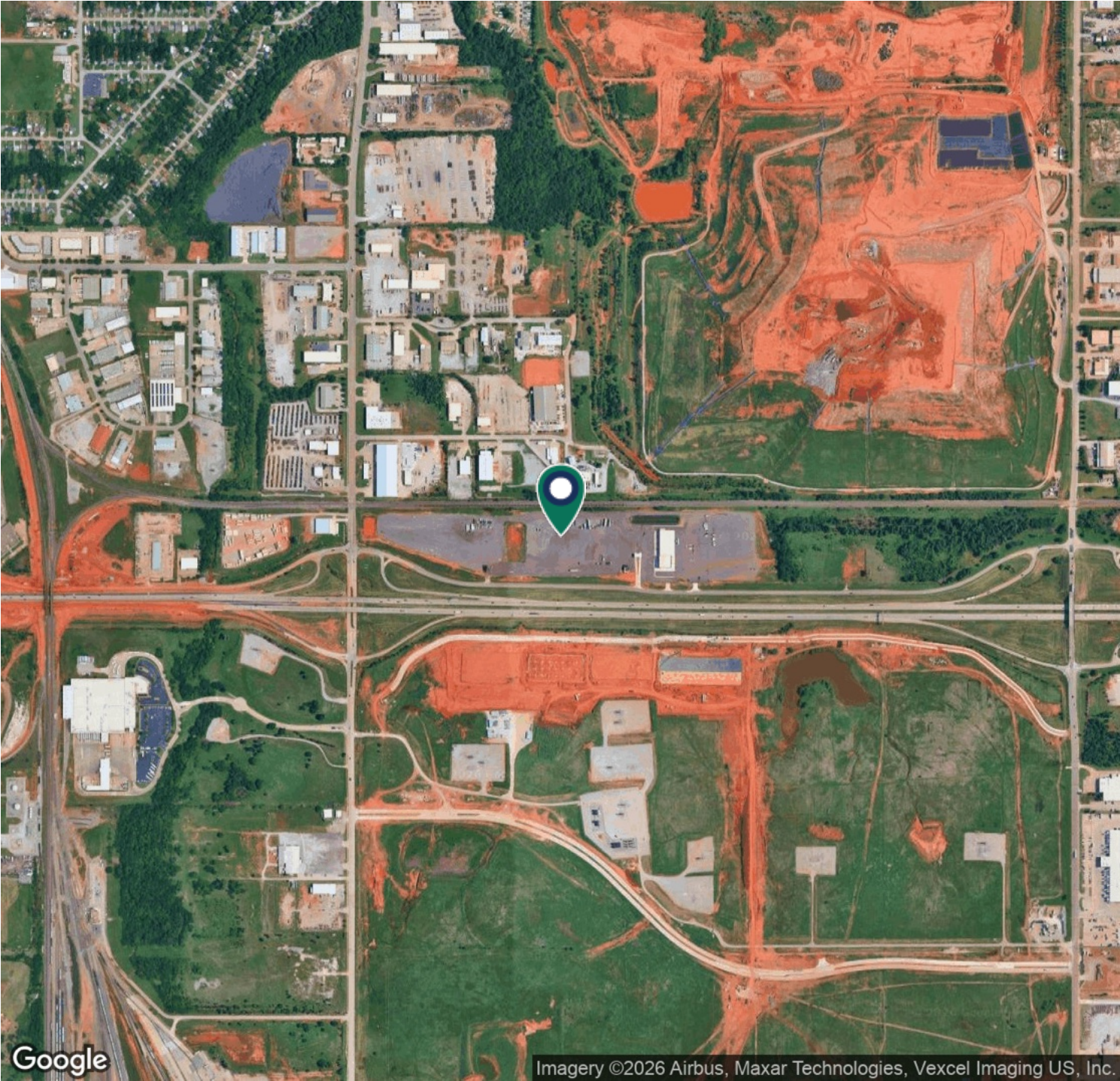
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