



# FOR LEASE



## 2010-2021 Exchange Ave, Oklahoma City, Oklahoma 73108

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2010-2021 Exchange Ave, Oklahoma City

## PROPERTY OVERVIEW

### Unlimited Potential!

Are you looking to elevate your business operation? Or do you need more storage space? This property is ready for immediate use by experienced businesses looking to expand.

### Facility Highlights:

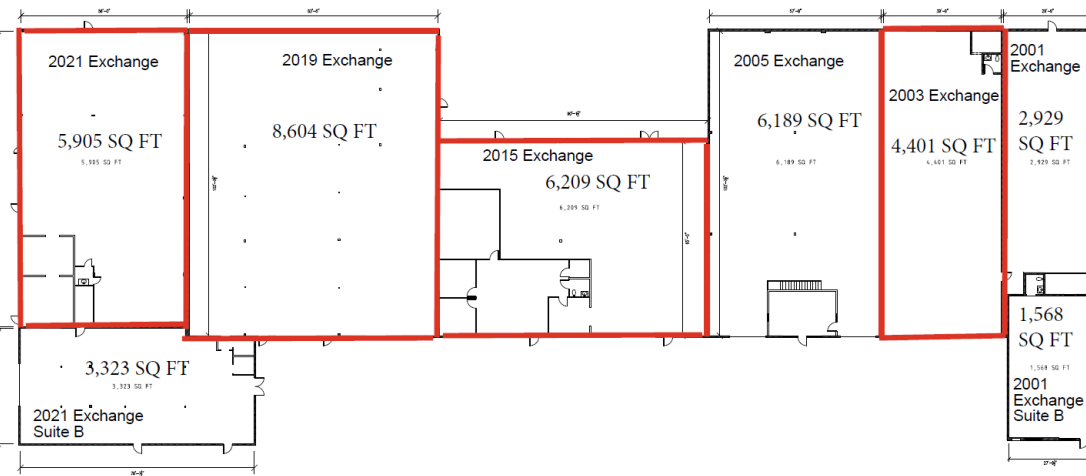
- ADA Compliant Restroom
- Grade Level Doors
- 12 Drive In Bays
- 12' Clearance Height
- Lots of square footage for storage
- Located in Historic Oklahoma National Stockyards District
- Built in 1948 / Renovated in 2021
- Zoned I-2

### Why Lease Here?

- 30 DAY FREE RENT PERIOD!!
- Move-in Ready: Avoid months of costly build-outs and get moved right in.
- Prime Location: Located centrally with easy access for distribution and logistics, ideal for both local and regional operations.
- Support for Growth: High traffic area with large population

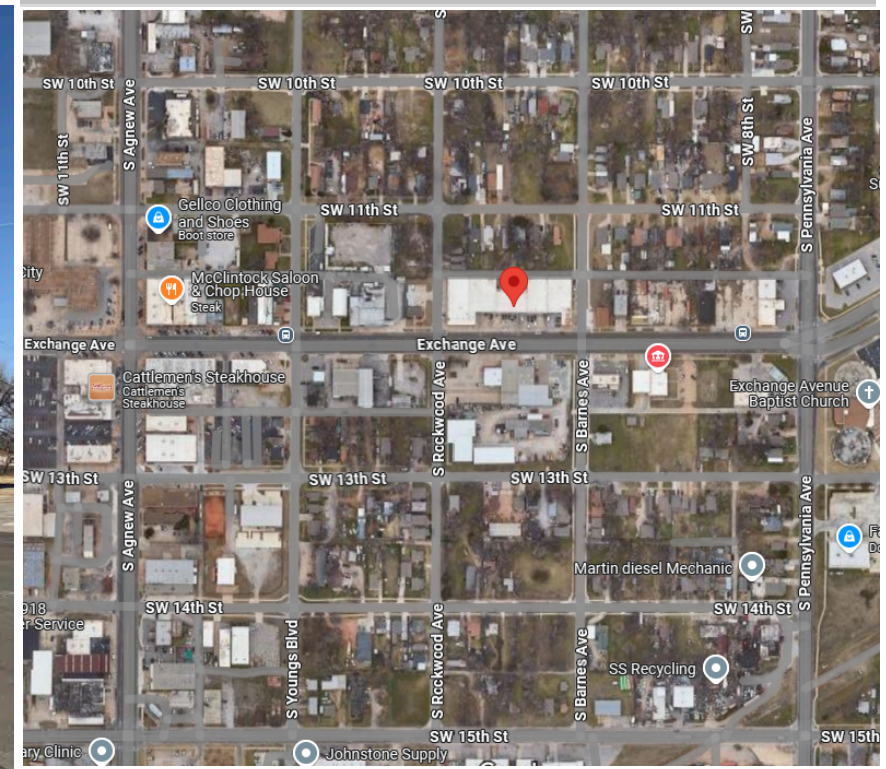
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## OFFERING SUMMARY

<b>BUILDING SF</b>	<b>4,401 - 8,604 SF</b>
<b>LAND SIZE</b>	<b>1.15 Acres MOL</b>
<b>BASE RENT</b>	<b>\$4.75- \$6.00 / sf (30 day free rent)</b>
<b>LEASE TYPE</b>	<b>NNN</b>
<b>NNN FEE</b>	<b>\$0.70 / sf, plus 3% mgmt fee</b>
<b>TYPICAL TERM</b>	<b>3+ Years</b>
<b>CO-BROKERAGE</b>	<b>3% Primary Term</b>



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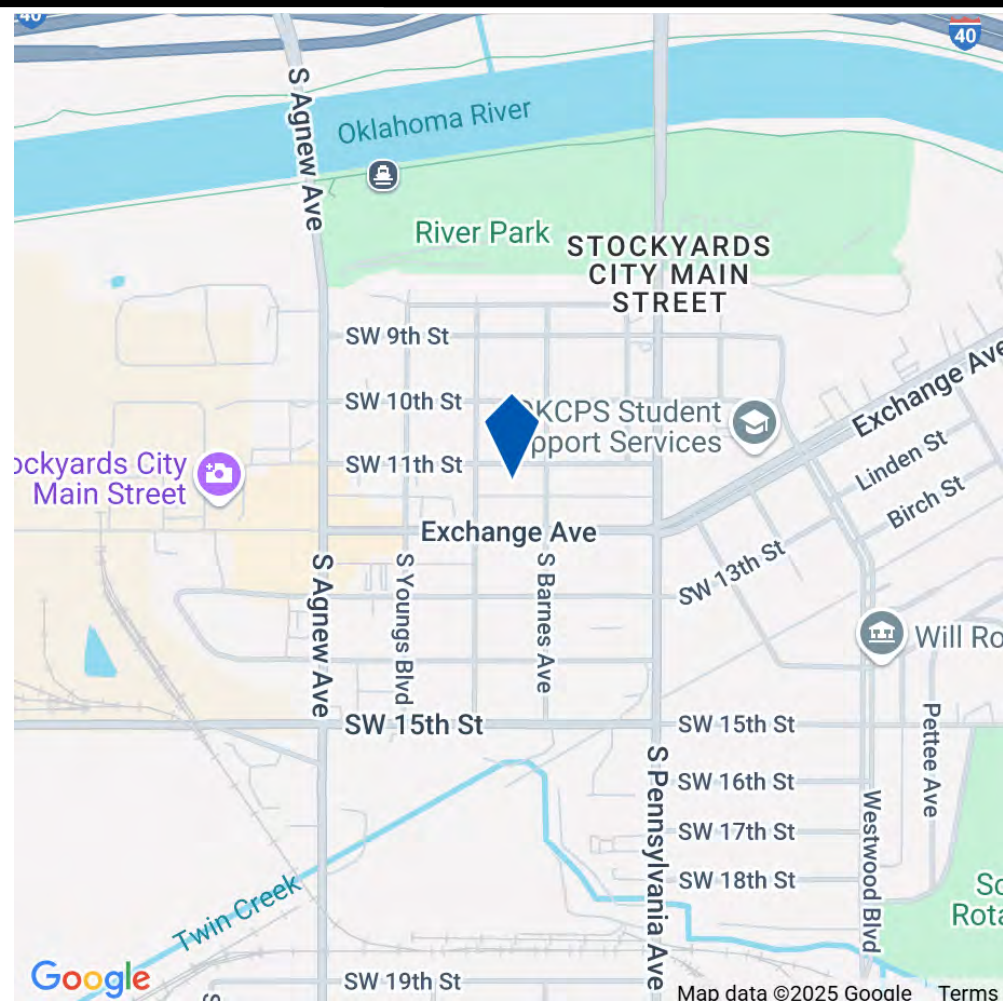
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**Highlights:**

- Close to I-40
- Close to I-44
- Situated within OKC's Historic Stockyards District
- Less than 10 minutes from downtown OKC
- Move-In Ready
- 30 DAYS FREE RENT!

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