



FOR LEASE



2010-2021 Exchange Ave, Oklahoma City, Oklahoma 73108

Presented By: **Shyon Keoppel**
Sales Associate
M: 405.229.1475
shyon@skventuregroup.com





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:

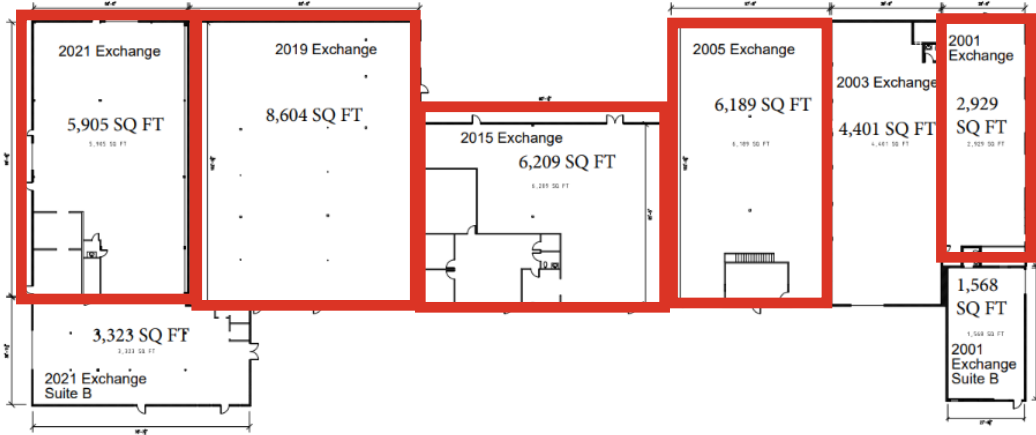
- ADA Compliant Restroom
- Grade Level Doors
- 12 Drive In Bays
- 12' Clearance Height
- Lots of square footage for storage
- Located in Historic Oklahoma National Stockyards District
- Built in 1948 / Renovated in 2021
- Zoned I-2

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

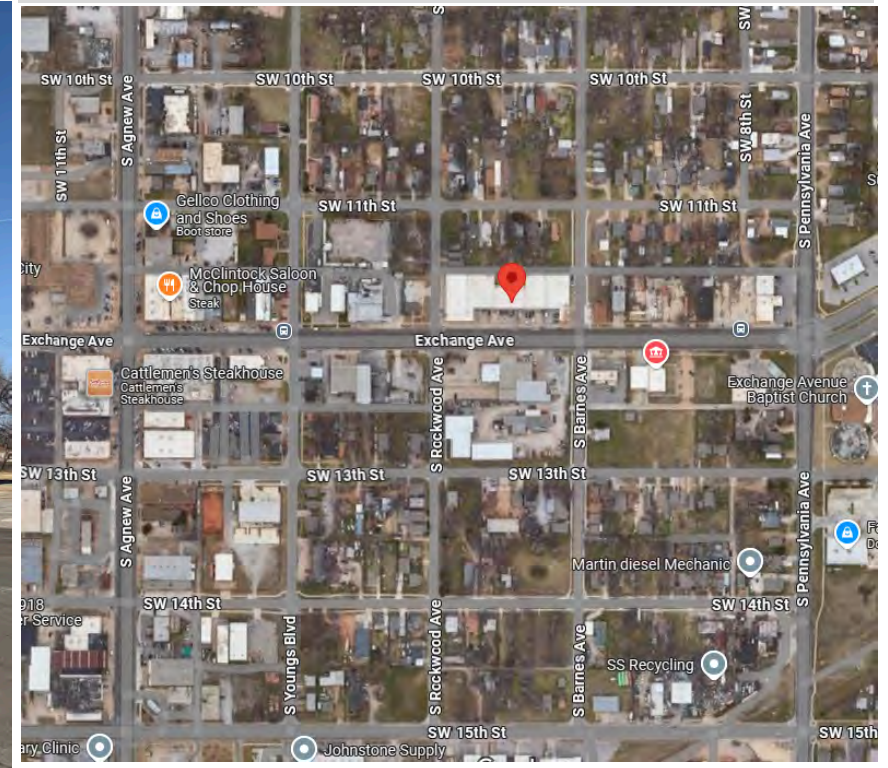
Call: Shyon Keoppel @ 405-229-1475 | shyon@skventuregroup.com

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OFFERING SUMMARY

BUILDING SF	2,929 - 8,604 SF
LAND SIZE	1.15 Acres MOL
BASE RENT	\$4.75- \$6.00 / sf (30 day free rent)
LEASE TYPE	NNN
NNN FEE	\$0.73 / sf, plus 3% mgmt fee
TYPICAL TERM	3+ Years
CO-BROKERAGE	3% Primary Term



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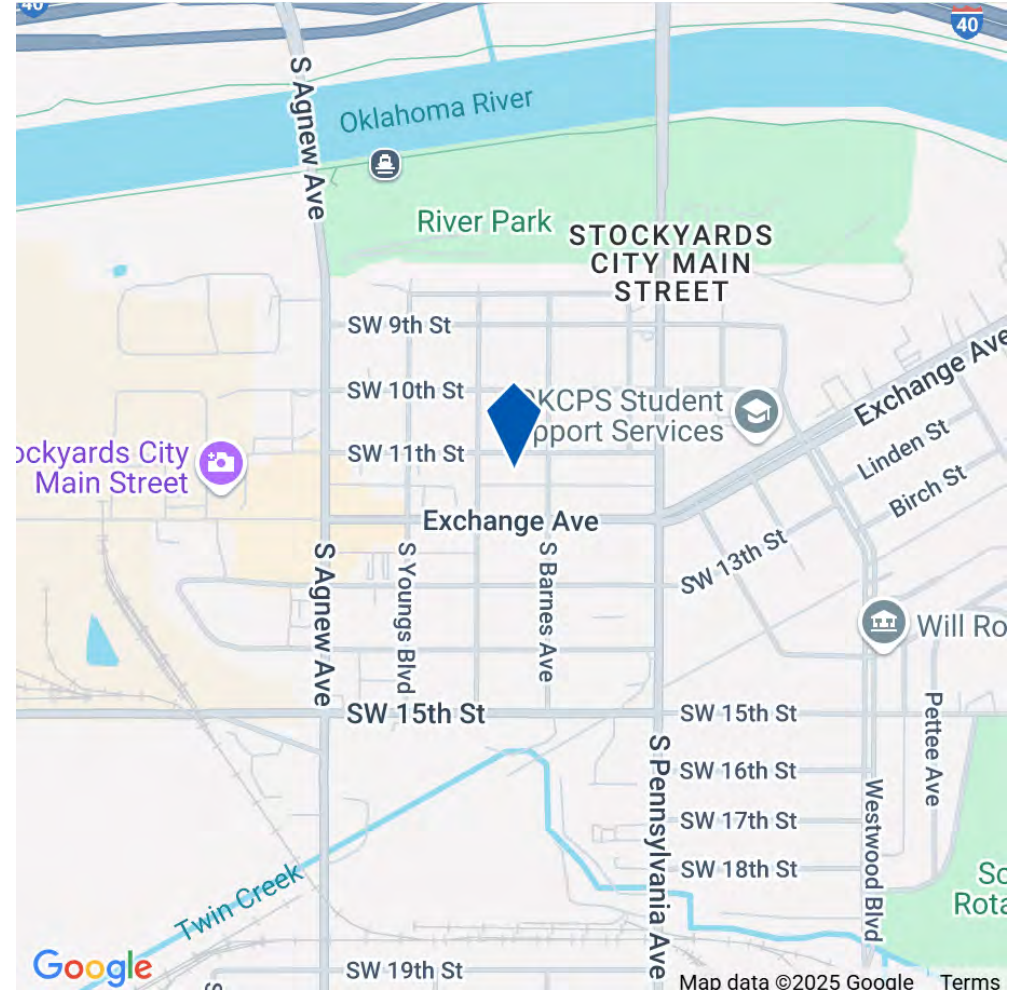


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Highlights:

- 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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OTHER PROPERTIES AVAILABLE

FOR LEASE

- 2010-2021 Exchange Ave, Oklahoma City, OK
-2,929 - 8,406 SF @ \$4.75-\$6.00/SF plus NNN
- 36 NE 36th St, Oklahoma City, OK
-21,531 SF @ \$5.25/SF plus NNN
- 3841 NW 10th, Oklahoma City, OK
-1,875 - 2,035 SF @ \$5.00-\$7.00/SF plus NNN
- 401 NW 10th, Oklahoma City, OK
-1,489-8,247 SF @ \$10.77-\$19.50/SF plus NNN
- 1012-1016 N Walker, Oklahoma City, OK
-3,680 SF @ \$5,500/Month plus NNN
- 1704 NW 6th, Oklahoma City, OK
-3,500 - 10,098 SF @ \$5.50-\$6.75/SF plus NNN
- 2412 SW 14th, Oklahoma City, OK
-12,223 SF @ \$6/SF plus NNN
- 8301 N Glade Ave. Oklahoma City, OK
-4,631 SF @ \$12/SF plus NNN
- 1236 NW 4th Oklahoma City OK
-28,700 SF @ \$3.95/SF plus NNN

FOR SALE

- 3841-3845 NW 10th, Oklahoma City, OK
- \$540,000
- 8301 N Glade Ave, Oklahoma City, OK
- \$622,703

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Please text for best response!

