



N O W L E A S I N G

OAK HOLLOW INDUSTRIAL PARK

9201 Polaris Drive
Oklahoma City, Oklahoma 73149

Building Size: 60,000 sf
Available sf: 40,000 sf.
Lease Rate: \$7.65 / NNN



**SE Okla. City near
I-35 & SE 89th Street**



Steven E. Cottom, CCIM
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11600 Broadway Extension
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www.vanguarddevelopment.com

- Building Size: 60,000 sf ±
- Avail. sf: 40,000 sf (includes 1,400 sf. office)
- Zoning: I-2 Industrial
- 10 Dock High Doors (9' x 10')
- 4 Grade Level Door (12' x 14')
- Interior Clear Height: 31'
- Truck-Court Depth: 145'
- 50' x 50' Interior Column-Spacing
- 3-Phase OG&E electrical (270/480)
- Immediate Highway Access to I-35 and I-240
- ESFR Fire Sprinkler
- Close proximity to restaurants, retail, hotels & hospitals
- Neighboring tenants include Lockheed Martin, Johnson Controls, Cox Automotive, Service Master & Win Supply





vanguard
DEVELOPMENT

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ACCESSIBILITY

- Ideally located at SE 89th Street near I-35 and I-240
- Minutes from Norman and south Oklahoma City trade areas