



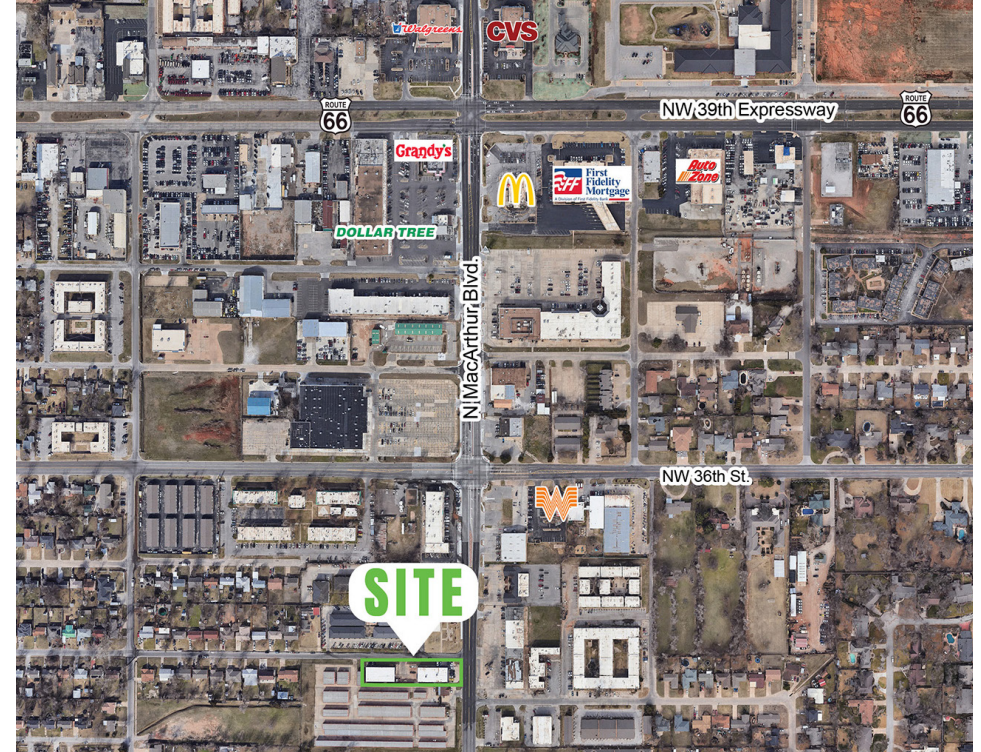
## RETAIL & WAREHOUSE BUILDINGS | FOR SALE OR LEASE

3431 N MACARTHUR BLVD., WARR ACRES, OK 73122

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**NEWMARK**  
ROBINSON PARK

# 3431 N MACARTHUR / FOR SALE OR LEASE



## DETAILS

<b>Total Size</b>	11,289 SF
<b>Sale Price</b>	\$1,400,000
<b>Lot Size</b>	.5 Acres±
<b>Year Built</b>	1977
<b>Cross Streets</b>	NW 34th St. & N MacArthur

## HIGHLIGHTS

5,512 SF warehouse - \$4.50/SF/YR (NNN)
5,777 SF retail building - \$13.50/SF/YR (NNN)
Warehouse features (1) 8' x 10' drive-in door
Renovated interior features multiple individual executive offices, showroom/lobby area, conference room and break areas

## PROPERTY OVERVIEW

This property consists of a 5,777 square foot retail building and a 5,512 square foot warehouse building available for sale or lease. The buildings can be leased together or separately. Located in an amenity rich area with national retailers and fast food chains within a short distance. It is also located approximately 1/2 mile south of Route 66 which connects to OKC's major highways.