

5400 SW 33RD ST

OKLAHOMA CITY, OKLAHOMA 73179

UNDERGONE \$300K IN EXTENSIVE
RENOVATIONS OF THE OFFICE SPACE,
WAREHOUSE FACILITY, AND PARKING LOT



CBRE

41,250 SF ON 2.24 AC
LEASE RATE: \$6.70/SF NNN

PROPERTY HIGHLIGHTS

Building Size	41,250± SF
Office	2,255± SF, 82' x 27.5' (extensively renovated in 2026)
Land Size	2.24± AC
Zoning	I-3 (Heavy Industrial)
Construction Type	Tilt-up concrete
Clear Height	25'
Power	208/120/240 V, 800 Amps, 3-Phase
Dock High Doors	Four (4) 12' x 12'
Grade Level Door	One (1) 12' x 12'
Column Spacing	27.5' x 30'
Security System	Yes
Lighting	LED
WH Highlights	Fully climate-controlled
Location	Only 2 miles from Will Rogers International Airport with easy access to I-40 and I-44



AERIAL



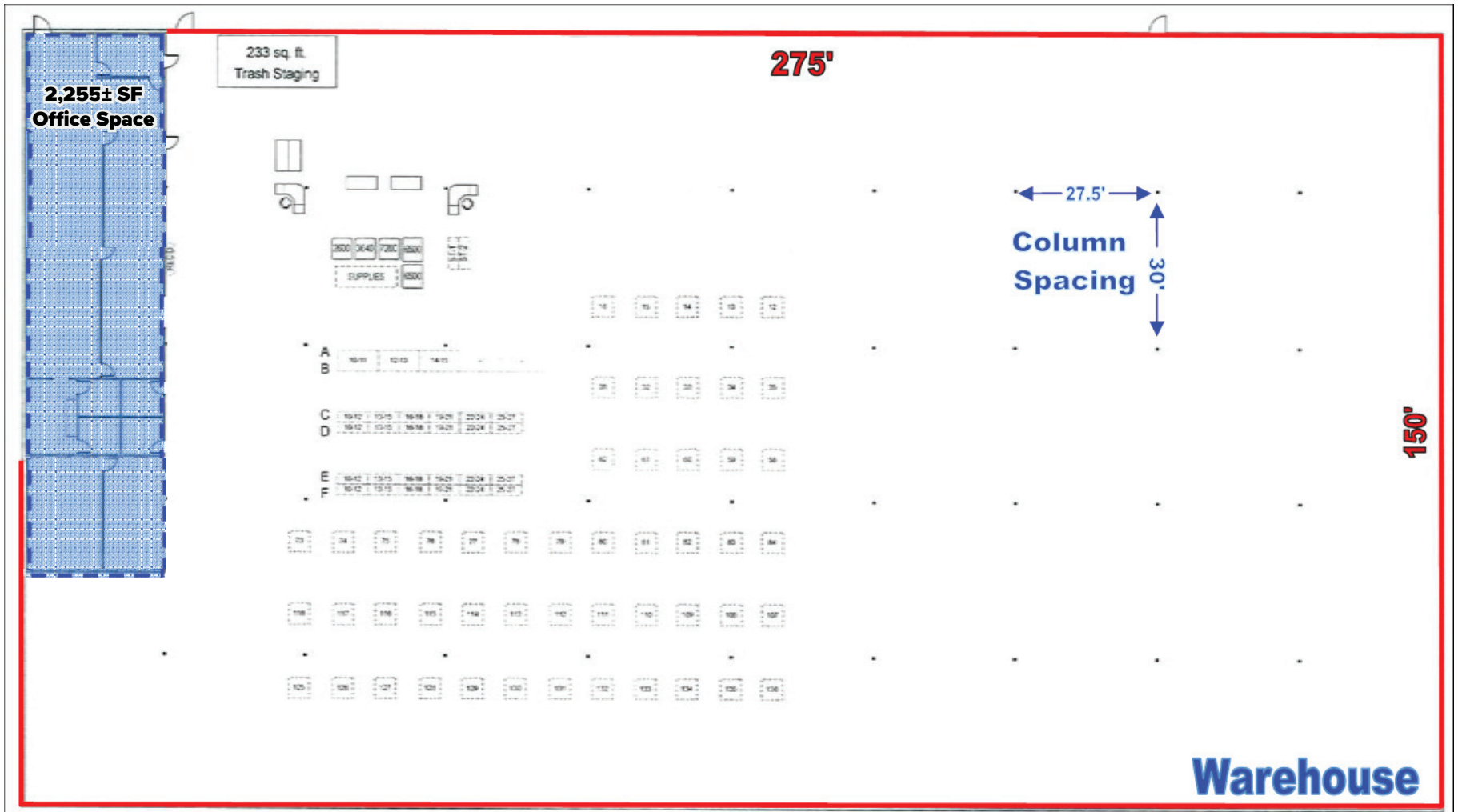
WAREHOUSE PHOTOS



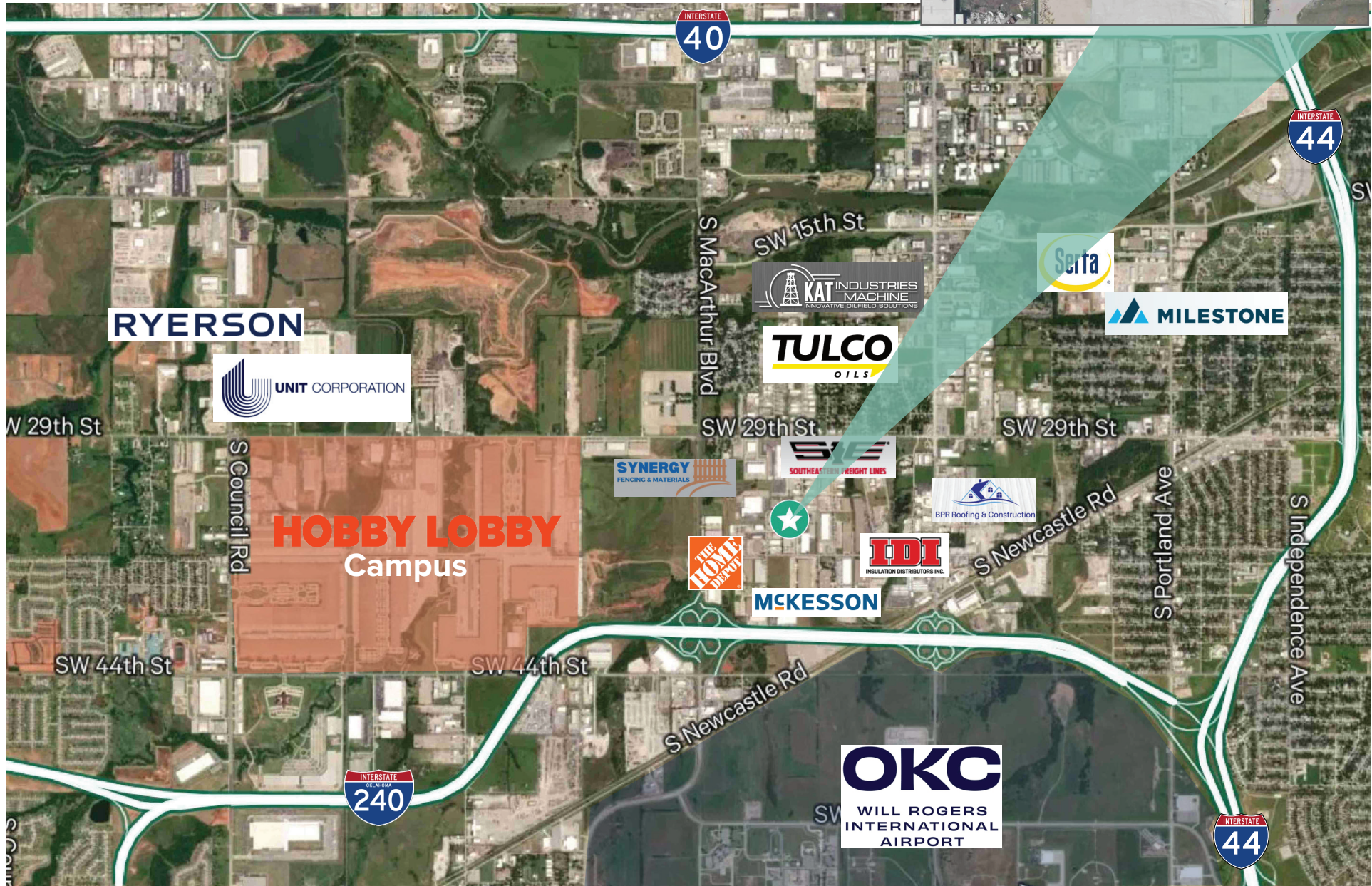
OFFICE PHOTOS



FLOOR PLAN



VICINITY MAP



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