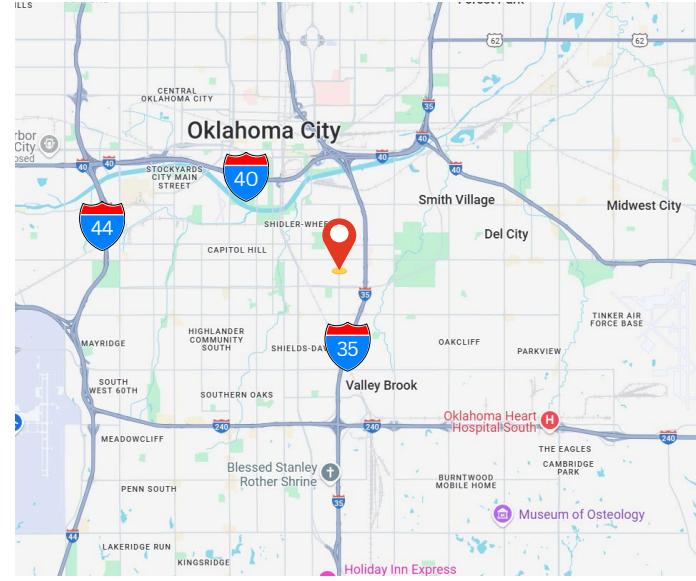




PROPERTY OVERVIEW

Significant Price Improvement! This 16,944 SF industrial building sits on a hard corner lot with a signaled intersection, offering unparalleled visibility and accessibility. Featuring three docks, one junior dock, and ample parking, this versatile space is ideal for a wide range of industrial and commercial uses. Conveniently located near major thoroughfares, the property ensures seamless connectivity to key industrial and commercial hubs. Oklahoma City's affordable cost of living and thriving business environment make this location a smart investment for businesses seeking growth and success.

16,944 SQFT | ZONED: I-2 INDUSTRIAL



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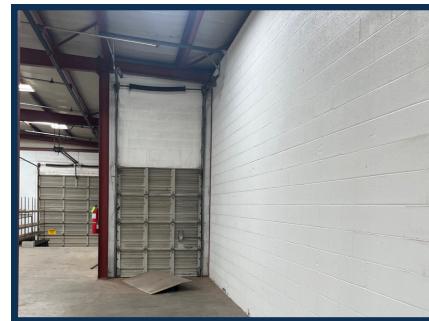
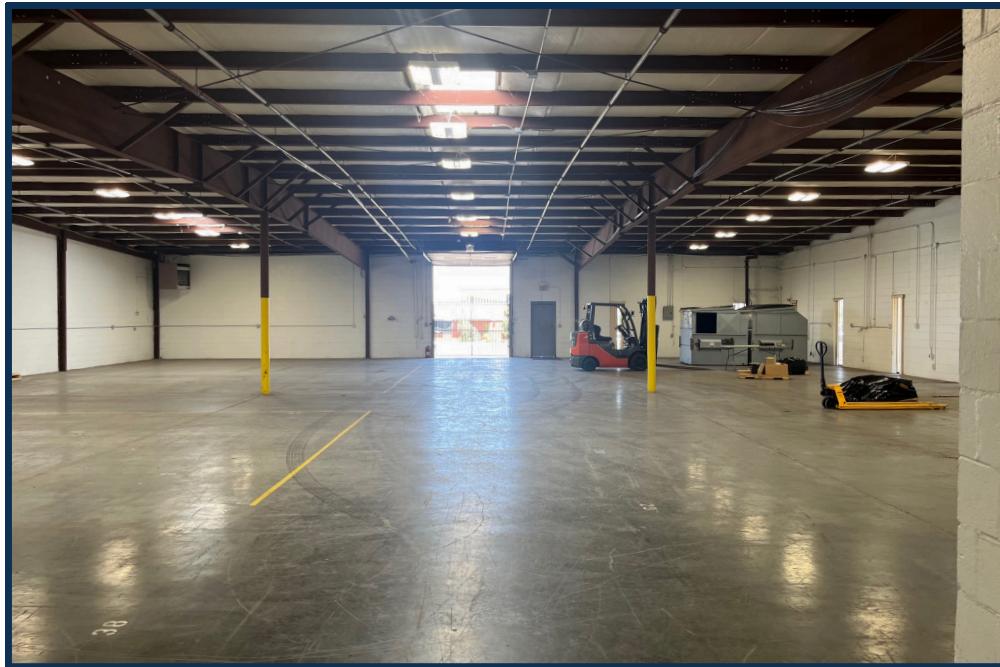


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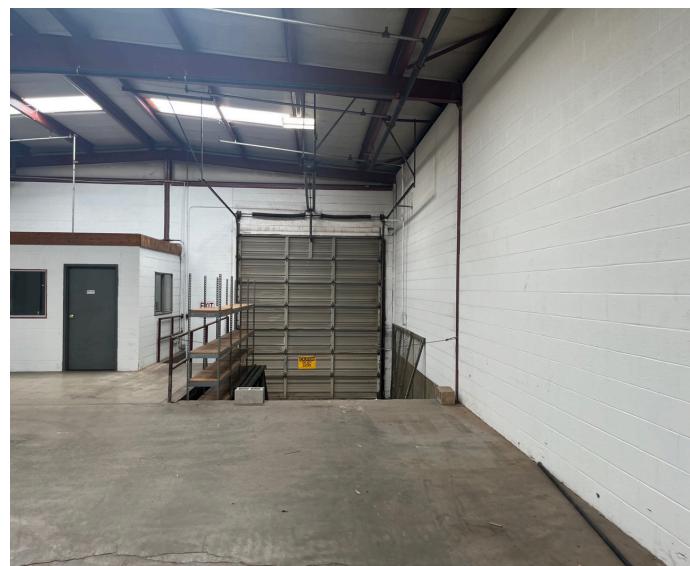
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STRATEGIC INDUSTRIAL HUB WITH HIGH VISIBILITY

INVESTOR HIGHLIGHTS

- 16,944 SF Industrial Building:
Spacious and versatile
- Generous lot size: 1.003 Acres of Land
- Hard Corner Lot with Signaled
Intersection
- Prime location offering maximum
visibility and ease of access
- Positioned near major thoroughfares
(I-35, I-40, and I-44)
- (3) Docks and (1) Junior Dock
- Ample Parking
- Proximity to Will Rogers World Airport
- High-Traffic Area



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