6102 MELROSE LN

OKLAHOMA CITY, OKLAHOMA 73127

BRAND-NEW OFFICE/WAREHOUSE

EXPECTED COMPLETION: JUNE 2026

47,113 SF ON 5.07 AC

SALE PRICE: $7,471,000

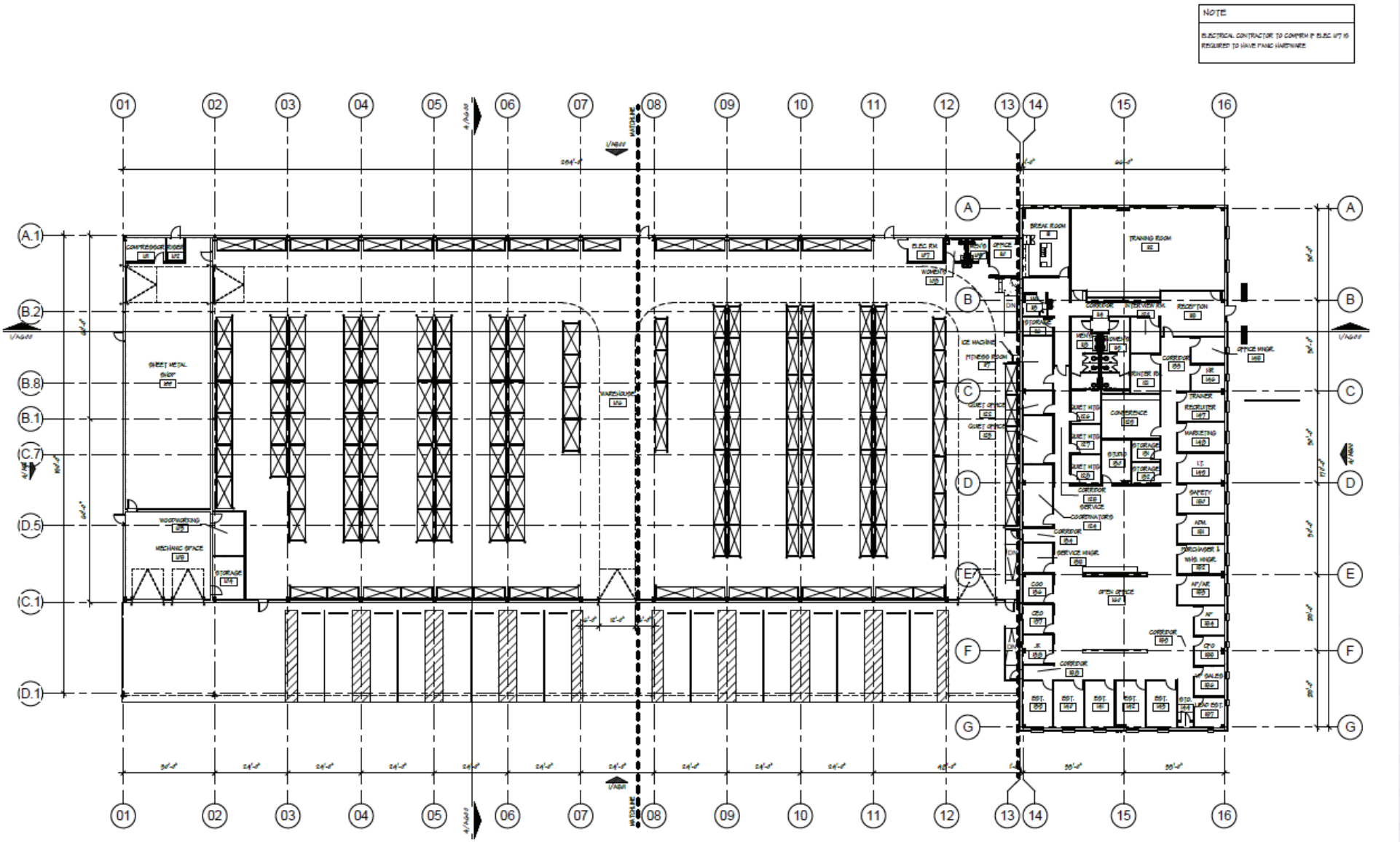
CBRE

PROPERTY HIGHLIGHTS

Building Size	47,113± SF
Land Size	5.07± AC
Office	11,722± SF
Fire Suppression	Fully sprinklered
Yard	Graveled and fenced
Zoning	I-3 (Heavy Industrial)
Clear Height	20' - 25'
Lighting	LED, External Security Lighting
Column Spacing	Clear span
Grade-Level Door	Five (5); two (2) 10' x 10' and three (3) 10' x 12'
Parking	80 spaces with pole-mounted lighting, 12' canopy for bonus covered parking & storage
Location	Hard corner of MacArthur and Melrose, just north of Reno ("0" street) and I-40; four-way signalized instersection
Warehouse	Side window panels, gas space heating, insulated, metal liner panel

AERIAL

FLOOR PLAN


NOTE
ELECTRICAL CONTRACTOR TO CONFIRM IF ELEC UT IS REQUIRED TO HAVE PANIC HARDWARE
01
02
03
04
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09
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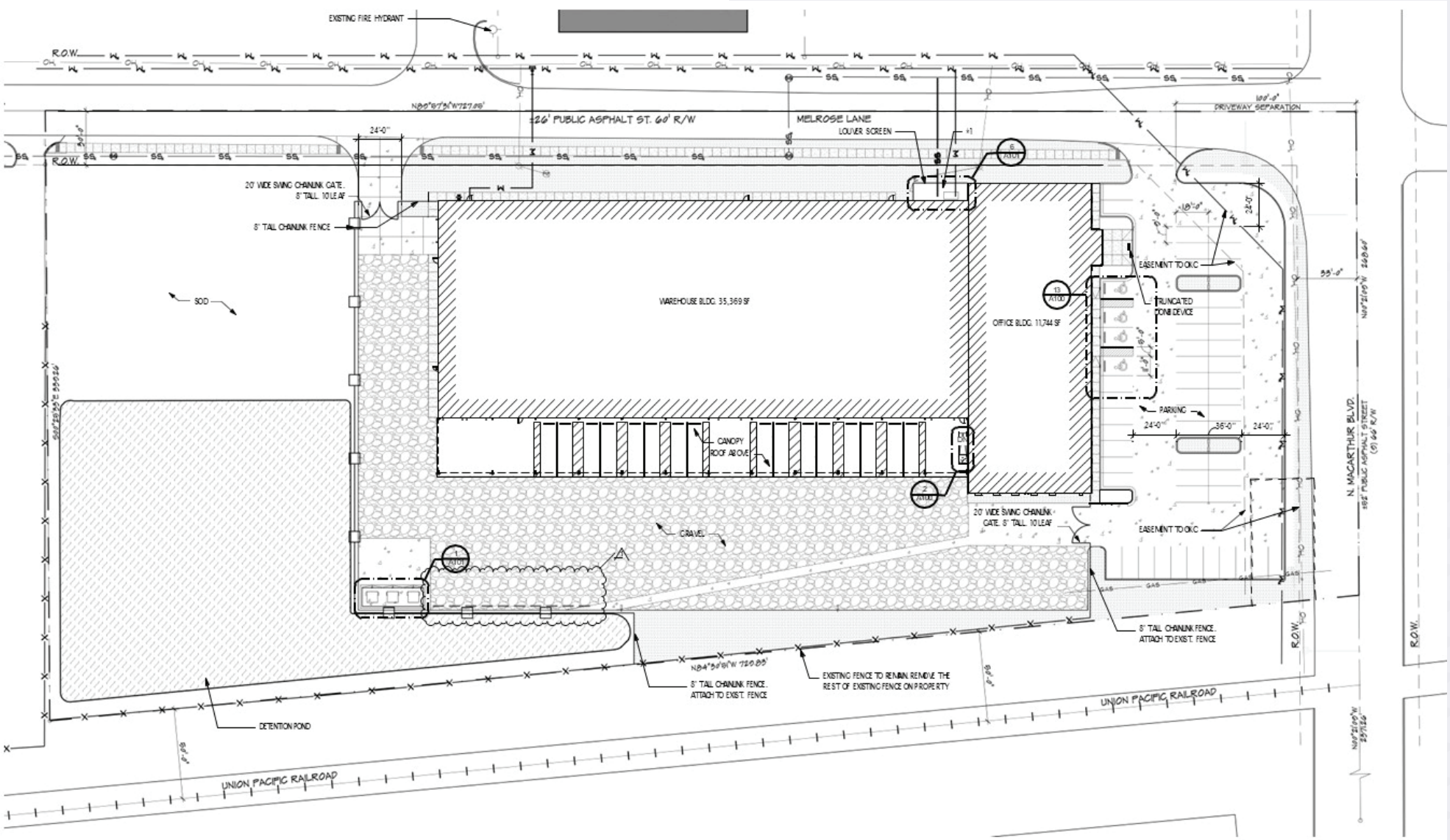
12
13
14
15
16
A.1
B.2
B.8
B.1
C.7
D.5
C.1
D.1
A
B
C
D
E
F
G
WATCHLINE
COMPRESSOR ROOM
SHEET METAL SHOP
WOODWORKING
MECHANIC OFFICE
STORAGE
WAREHOUSE
ELEC RM
OFFICE
WOMEN'S
ICE MACHINE
FITNESS ROOM
QUIET OFFICE
BREAK ROOM
TRAINING ROOM
CORRIDOR
INTERVIEW RM
RECEPTION
MENTOR RM
CONFERENCE
STUDIO
SERVICE
COORDINATORS
SERVICE HANGR.
OFFICE HANGR.
OPEN OFFICE
HR
TRAINER
RECRUITER
MARKETING
I.T.
SAFETY
ADM.
EXECHANGER & MAG HANGR.
AP/AR
AP
CFO
VP SALES
JR
EST.
EXD.
LAND EST.

SITE PLAN


EXISTING FIRE HYDRANT
R.O.W.
126' PUBLIC ASPHALT ST. 60' R/W
MELROSE LANE
LOUVER SCREEN
DRIVEWAY SEPARATION
24'-0"
20' WIDE SWING CHAINLINK GATE.
8' TALL 10 LEAF
8' TALL CHAINLINK FENCE
SOD
WAREHOUSE BLDG. 35,369 SF
OFFICE BLDG. 11,744 SF
EASEMENT TO OKC
TRUNCATED DOME DEVICE
PARKING
CANOPY ROOF ABOVE
GRAVEL
20' WIDE SWING CHAINLINK GATE. 8' TALL 10 LEAF
8' TALL CHAINLINK FENCE. ATTACH TO EXIST. FENCE
EXISTING FENCE TO REMAIN REMOVE THE REST OF EXISTING FENCE ON PROPERTY
DETENTION POND
UNION PACIFIC RAILROAD
N. MACARTHUR BLVD.
165' PUBLIC ASPHALT STREET (59.66' R/W)

VICINITY MAP

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