

11624, 11626, 11628, & 11630

N. I-35 SERVICE ROAD,
OKLAHOMA CITY, OK

FOR SALE OR LEASE

OWNER USER OR INVESTMENT OPPORTUNITY

4 BUILDING PORTFOLIO



FOR SALE OR LEASE

11624, 11626, 11628, & 11630 N. I-35 SERVICE ROAD



SITE STATUS

Available



PROPERTY HIGHLIGHTS

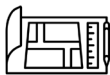
Prime Location | Flexible Options | Development Potential

- Excellent access to I-35
- Secured fenced yard
- 100% climate-controlled with storage and restrooms
- Potential pad site available
- Investment or owner/user opportunity



PORTFOLIO PRICE

\$3,900,000.00



ZONING:

SPUD-699 In accordance with the regulation of the
I-1 Light Industrial District



LAND SIZE:

Approximately 4.6 acres



BLANTON PROPERTY COMPANY

1033 N.W. GRAND BLVD.
OKLAHOMA CITY, OK 73118
405.848.7521

THE OPPORTUNITY

11630 N. I-35 SERVICE RD, BUILDING #1

Approx. 10,840 Square Feet
Current Tenant: American RV Outfitters
Month-to-Month
Eight (8) 14' grade level doors
16' Clear Height

11626 N. I-35 SERVICE RD, BUILDING #2

Approx. 12,230 Square Feet *divisible
Vacant - Available Now
Three (3) 14' grade level doors
18' Clear Height

11628 N. I-35 SERVICE RD, BUILDING #3

Approx. 12,118 Square Feet *divisible
Vacant - Available Now
Three (3) 14' grade level doors
18' Clear Height

11624 N. I-35 SERVICE RD, BUILDING #4

Approx. 5,000 Square Feet
Current Tenant: APN Healthcare Inc
Lease Term: 04/2026
One (1) 14' grade level doors
18' Clear Height



BUILDING #1



BUILDING #2



BUILDING #3



BUILDING #4



FOR LEASE: 11626 & 11628 N. I-35 SERVICE ROAD

AERIAL VIEW



BUILDING #2

SPACE DETAILS

FOR LEASE OR SALE



ADDRESS

11626 N. I-35 Service Rd,
Oklahoma City, OK

APPROXIMATE SIZE

Approx. 12,230 SF
*Divisible

RENT:

\$7.00/ SF NNN (\$1.50)

SITE STATUS

Currently Available

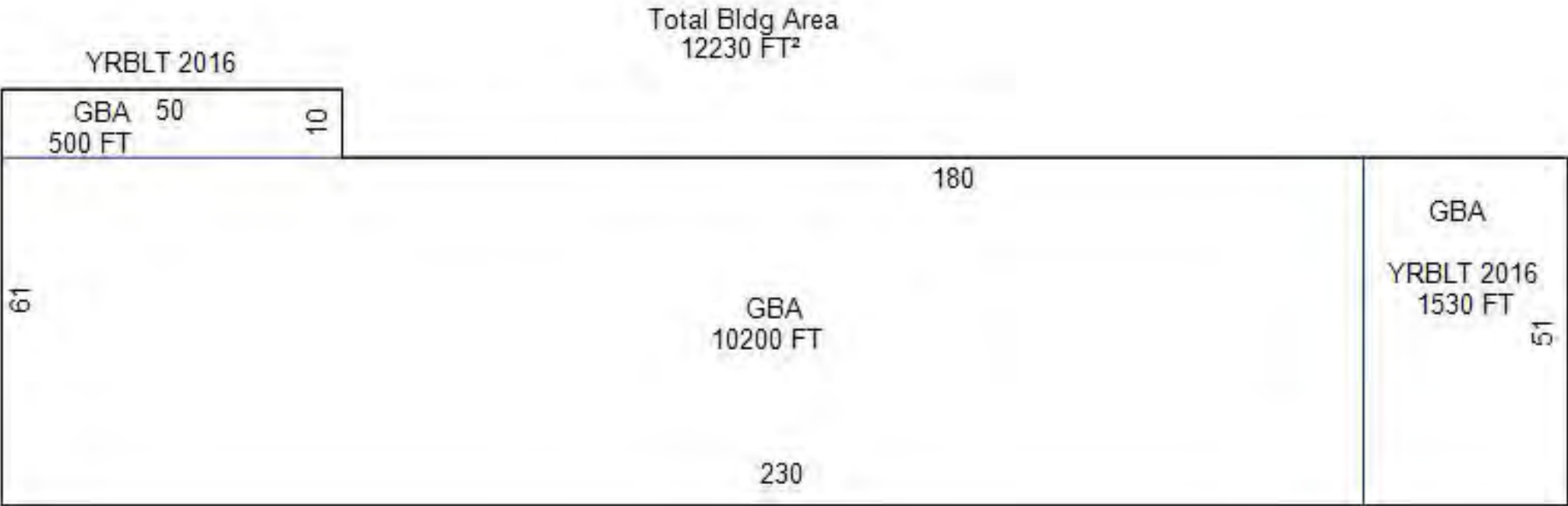
COMMENTS

- 3 drive-in bays
- Clear Height: 18 feet
- 35 on-site parking spaces
- Central heating & AC
- Secure fenced yard
- Easy access to I-35



BUILDING #2

FLOOR PLAN



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BUILDING #3

SPACE DETAILS



ADDRESS
11628 N. I-35 Service Rd,
Oklahoma City, OK

APPROXIMATE SIZE
Approx. 12,110 SF
*Divisible

RENT:
\$7.00/ SF NNN (\$1.50)

SITE STATUS
Currently Available

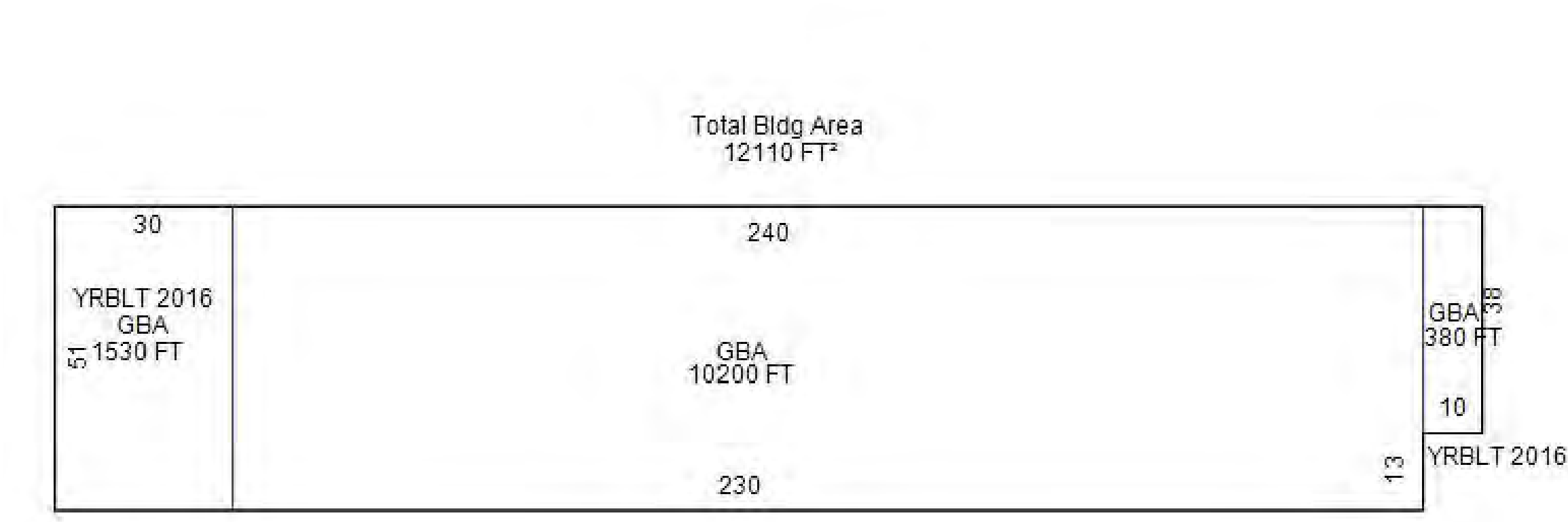
COMMENTS
3 drive-in bays
Clear Height: 18 feet
30 on-site parking spaces
Central heating & AC
Secure fenced yard
Easy access to I-35



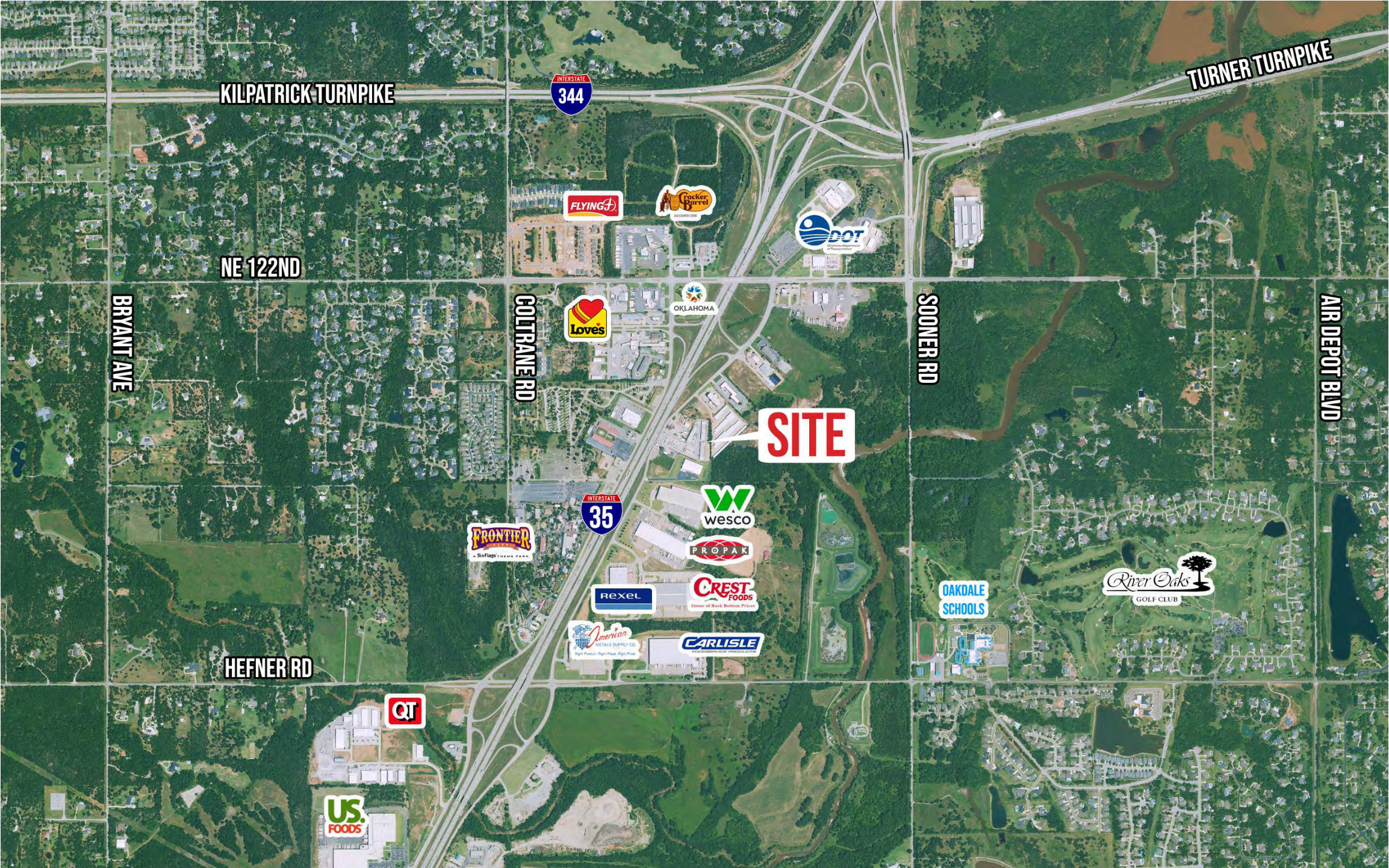
FOR LEASE OR SALE

BUILDING #3

FLOOR PLAN



MARKET LANDSCAPE



CONTACT

KRISTY BRITTEN
KBRITTEN@BLANTONPROPERTY.COM
405.848.7521



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OKLAHOMA CITY, OK 73118
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