

7915

SW 34th St

Oklahoma City, OK 73179

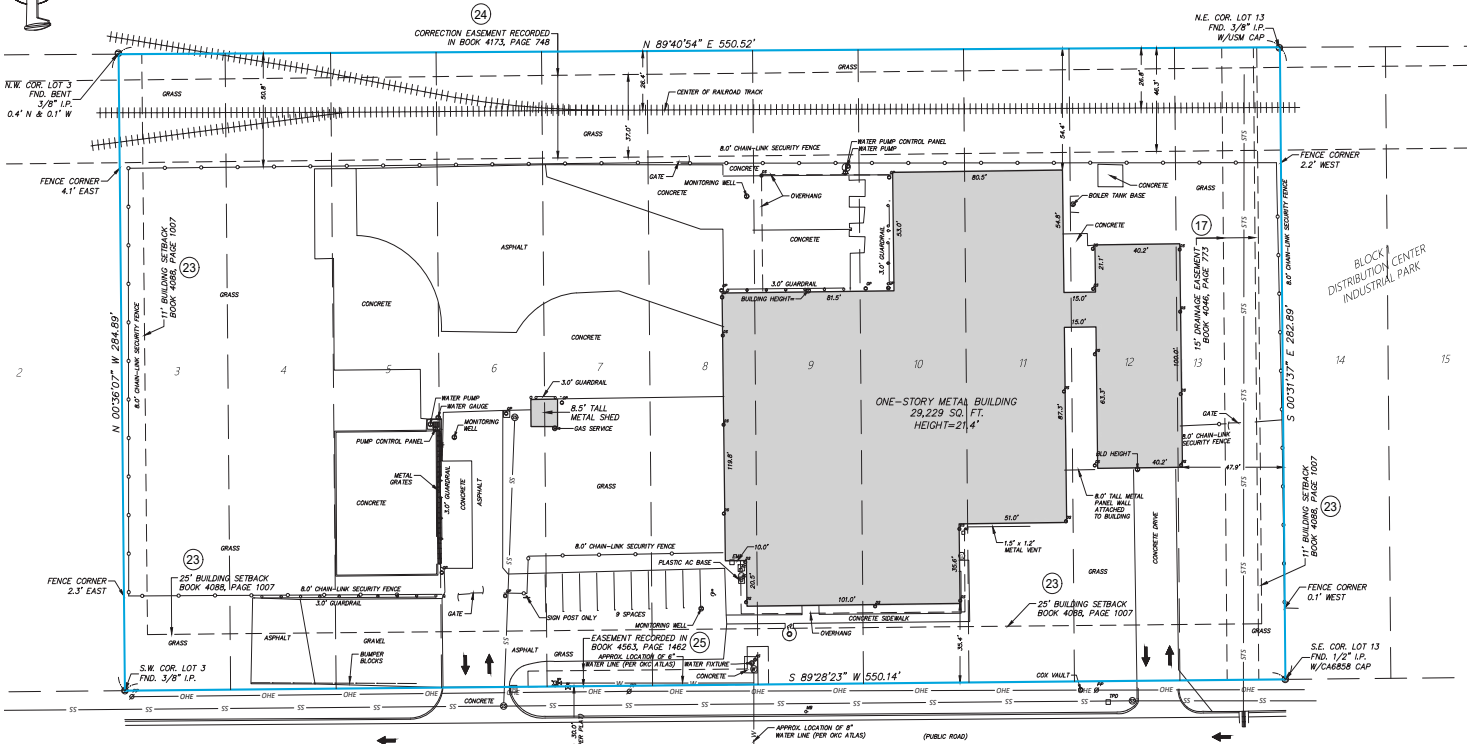
Lease Rate: \$7.25 NNN



## Highlights

- + 30,000± Total Square Feet
  - 4,000± SF, Office
- + 3.59 Acres, Fenced with Concrete & Asphalt
- + Security System, with Cameras & External Security Lighting
- + PUD Zoning, with I-3 (Heavy Industrial) Underlying & Use Unit 2508 Hazardous Industrial (with Limitation)
- + Metal Liner Panel, Skylights, LED Lighting, Exhaust Fans & Gas Space Heating in Insulated Warehouse
- + Rail Along Northern Boundary
- + Dry Sprinkler System
- + Power: Heavy, 208/120 & 480 Volts, 3-Phase
- + Covered, Dock High Loading Platform with 4 Positions & 3 Levelers (Two 9'x10' OH Doors Leading to)
- + Drive-in Doors:
  - (1) 10'x8'
  - (1) 24'x16'
  - (1) 12'x12'
- + Clear Height:
  - 15'-17' - East
  - 13'-17' - West
- + Inside 10-year Roof Warranty with recent repairs to roof and dock levelers
- + Approximately 1 Mile North of Hwy-152/Airport Rd/Kilpatrick Turnpike & 2 Miles South of I-40

Survey



Office Floor Plan





# Warehouse with Yard

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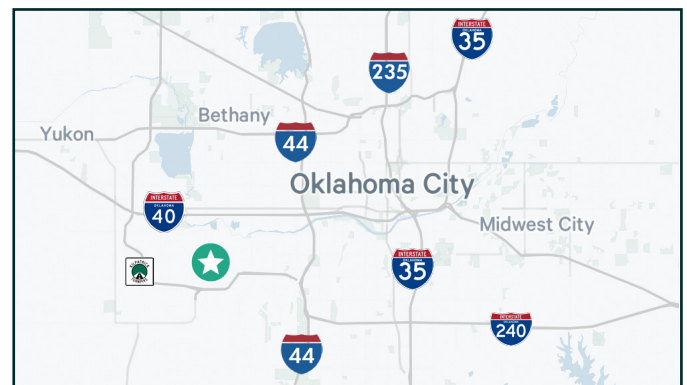


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