

301 S Western Ave

Oklahoma City, OK 73109



Sale Price: \$4,700,000 | Lease Rate: \$7.20 SF/yr NNN

Property Description

This 54,390 SF property situated on 2.9 acres offers a highly functional site just minutes from downtown Oklahoma City providing convenient access for both customers and employees.

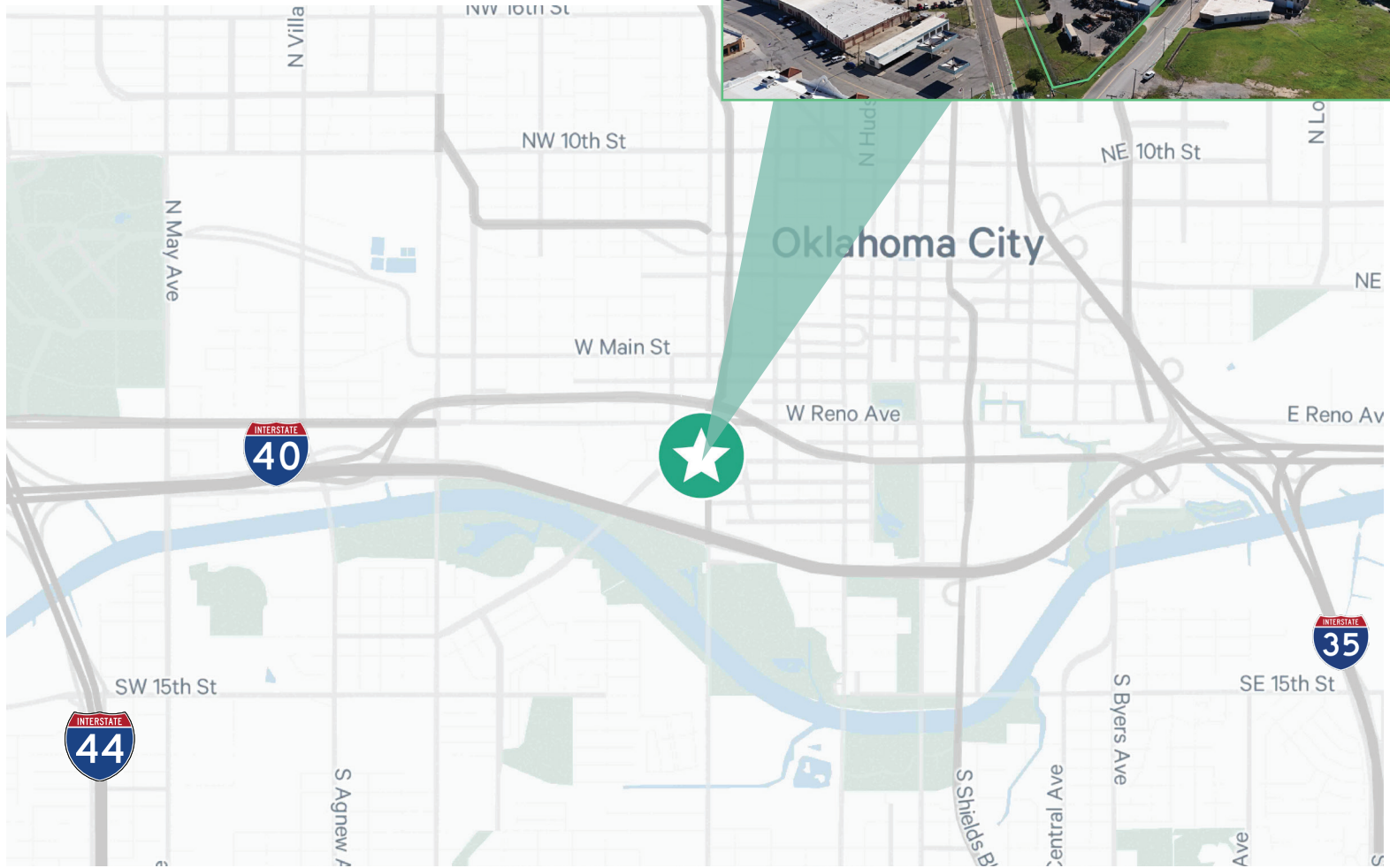
Positioned on a high-visibility corner, the property benefits from prominent signage opportunities and excellent exposure. The site features ample parking and a fenced, secured yard ideal for operational flexibility and equipment storage. With quick access to I-40, the property provides strong regional connectivity for distribution, service, or light industrial users seeking a well-located and accessible facility.

Property Highlights

- + Building Size: 54,390± SF
- + Office: 13,000± SF
- + Land Size: 2.9± Acres
- + Zoning: I-2 Moderate Industrial
- + Dock high loading
- + 15 various access doors
- + (1) 8'x10' Dock Door w/Ramp. (10) 12'x16' Grade Level, (1) 12'x18' Grade Level, (1) 18'x8' Grade Level, (2) 8'x8' Grade Level

Industrial | For Sale or Lease

Vicinity Map



Contact

Sale Price: \$4,700,000 | Lease Rate: \$7.20 SF/yr NNN

Danny Rivera

Senior Vice President

+1 405 408 5449

danny.rivera@cbre.com

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.