

# MIXED OFFICE & WAREHOUSE

## 12,100 SF OFFICE/WAREHOUSE

# FOR LEASE



## 5412 N. Rockwell Ave., Oklahoma City, Oklahoma 73008



7501 Broadway Extension  
Oklahoma City, OK 73116

Presented By:

**George W. Huffman**  
CEO | Managing Broker  
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Assisted By:

**Heather Wolf**  
Broker Assistant  
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## PROPERTY OVERVIEW

This location has ample office and warehouse space for a combination office/warehouse use. It is equipped with 3 overhead doors and ample paved parking in the west and south parking lot. The space is also served with heavy electrical totaling 700 amps of 480 three phase voltage in two separate meters, lots of existing HVAC and many more features that you will see with an on-site visit. Located near the intersection of Rockwell & NW 50th. At 50th, go north on Rockwell and the property will be on the east side of the road; directly across from Wiley Post Airport.

Cannabis Friendly Property

Local & responsive ownership management which makes for a quick turnaround on showing, lease completion & ongoing lease changes/modifications as your business needs change!

Call: George Huffman @ 405-409-4400 | [george@iwpok.com](mailto:george@iwpok.com)

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## OFFERING SUMMARY

**\$10.00 SF / YEAR**

### AVAILABLE SF

12,100

### BASE RATE

\$10.00 / SF

### OPEX BASE

\$1.90

### LEASE TYPE

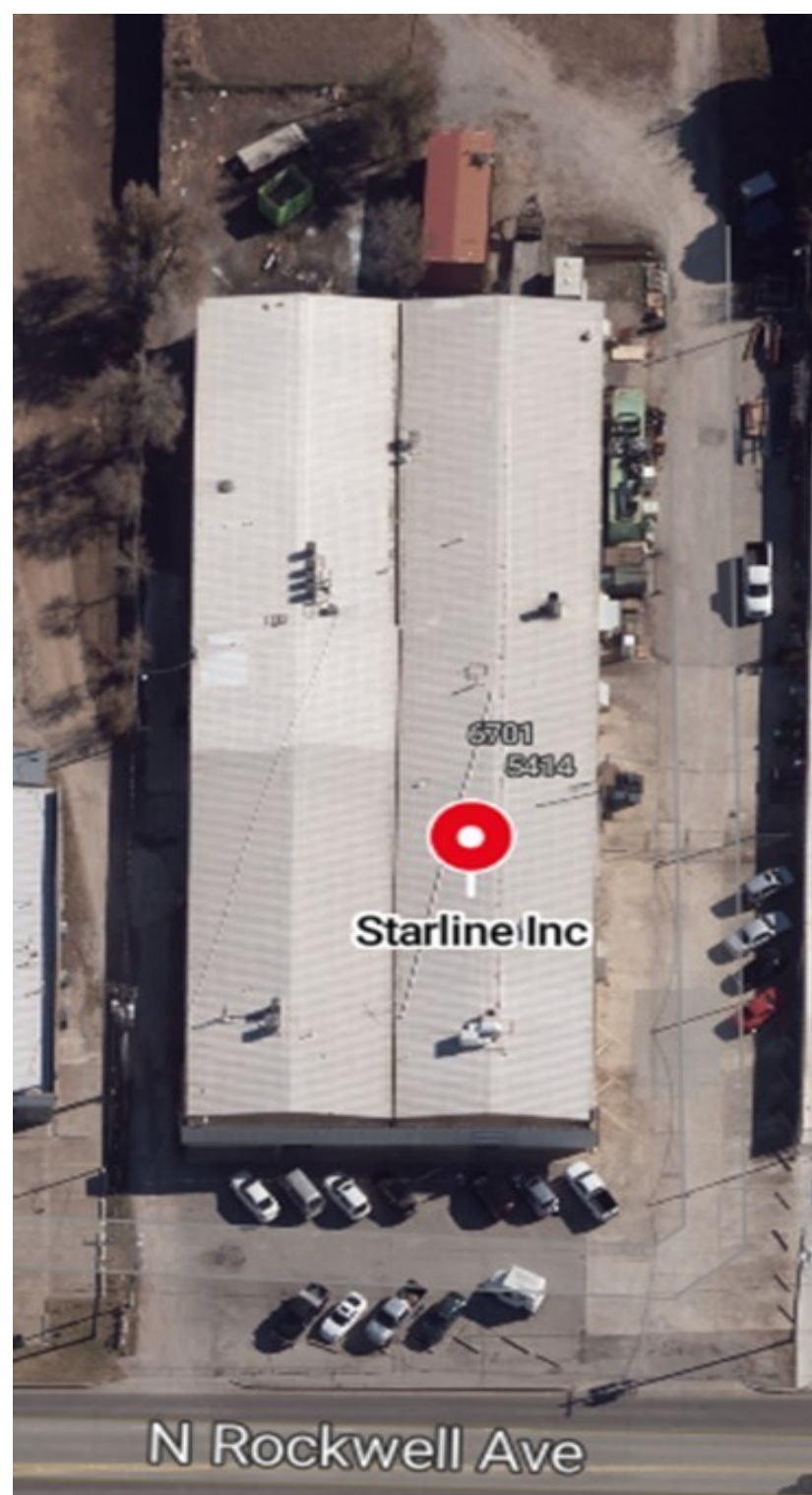
NNN

### TYPICAL TERM

3-5 Years

### CO-BROKERAGE

3% Primary Term



**FOR LEASE**



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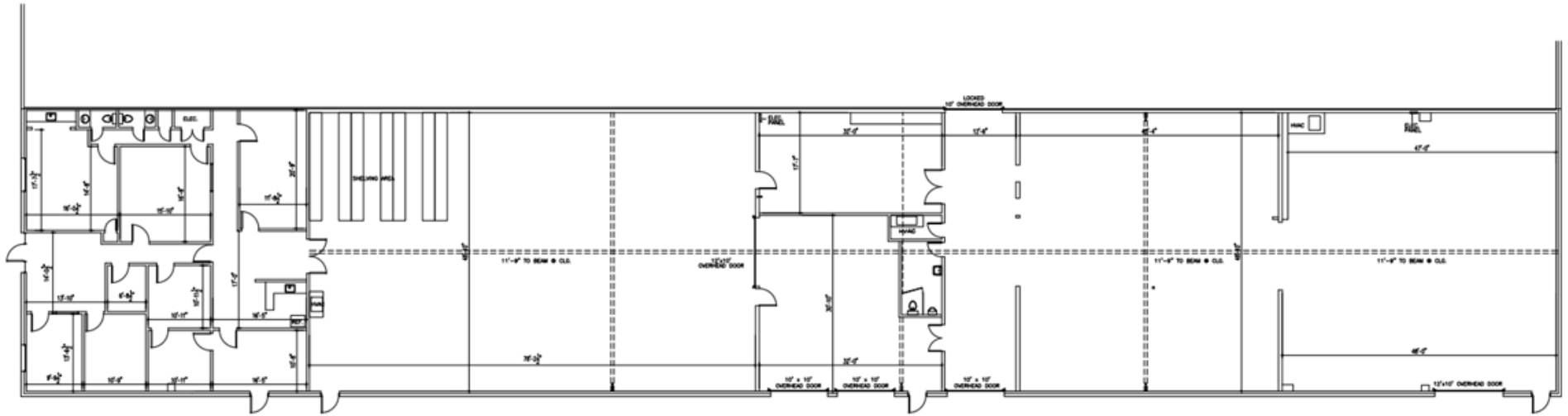


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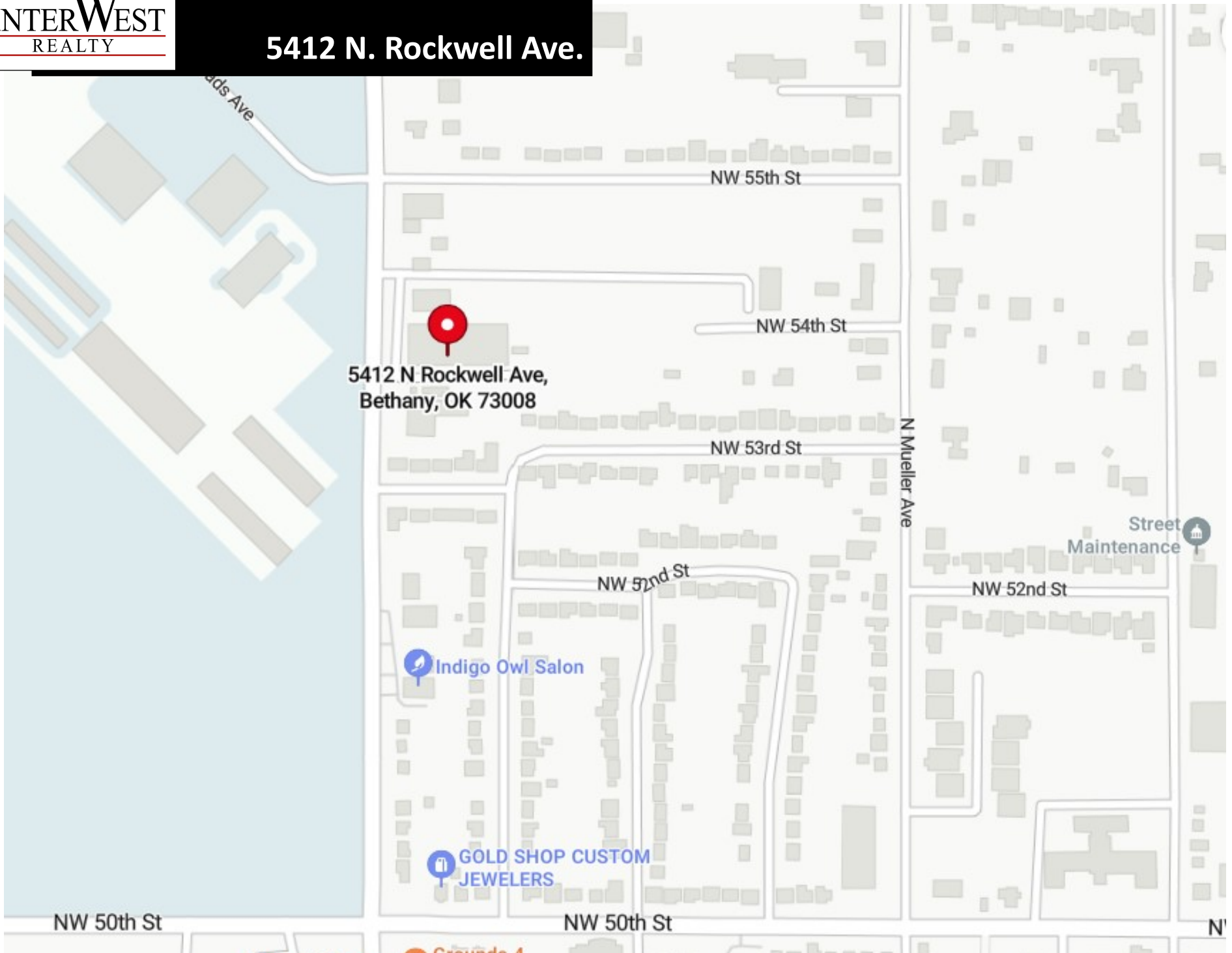
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ROCKWELL PARTNERS, LLC  
5412 N. ROCKWELL  
SCALE : 1/8" = 1'-0"  
OFFICE: 2,548 SF; WAREHOUSE: 11,065 SF



**5412 N. Rockwell Ave.**



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### Highlights:

- Across the street from Wiley Post Airport
- Large Overhead Doors
- Cannabis Grow & Processing Welcome
- Plenty of paved parking

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