

# I-44 INDUSTRIAL

3920 NW 8th St, Oklahoma City, OK 73107

## INDUSTRIAL PROPERTY FOR LEASE



### PROPERTY DESCRIPTION

This property boasts a clear span warehouse with a 15' clear height, including four 14' grade level overhead doors, LED lighting, two gas heaters, and a separate warehouse bathroom. The office space features three private offices, a lobby, break area, a conference room, and a bathroom. Outside, a fenced and graveled yard provides added utility for semi truck access.

### PROPERTY HIGHLIGHTS

- 15' Clear height
- (4) Grade level overhead doors (14' x 12')
- LED lighting
- 200 amp 3 phase
- (2) Gas heaters
- Fenced and graveled yard
- (3) Private offices, lobby, break area, and conference room
- (2) Bathrooms

### OFFERING SUMMARY

Lease Rate:	\$10.00 SF/yr (NNN)
Building Size SF:	6,000 SF
Lot Size:	33,750 SF
Year Built/Renovated:	1983/2025

### ANDREW HWANG, ESQ

Co-Founder & Partner  
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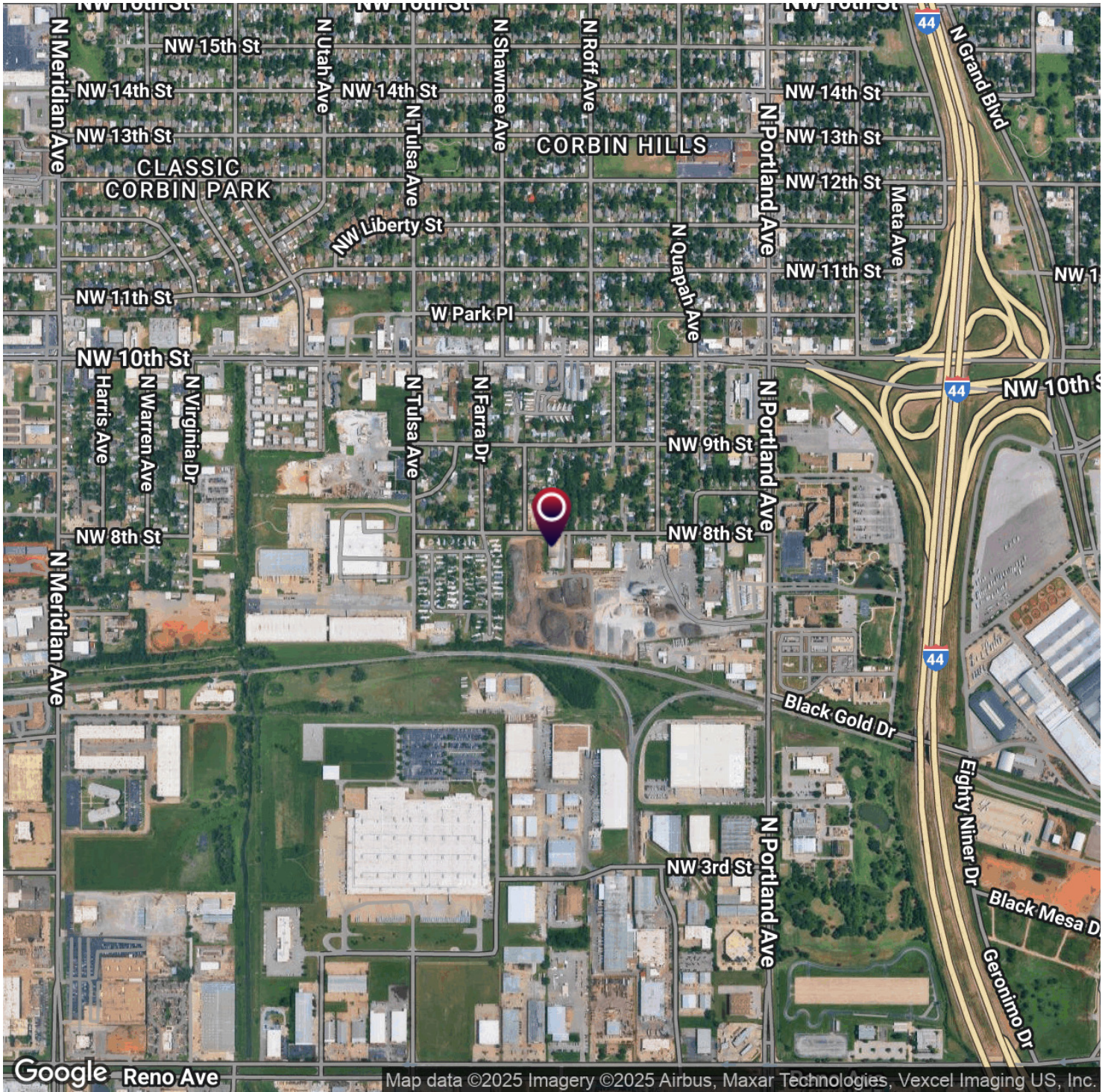
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