

## 4700 N. BRYANT AVE

## OKLAHOMA, OK 73121



### PROPERTY DESCRIPTION

This I-35 frontage property is conveniently located for all your business needs. With a new hard-compacted gravel yard in the rear and concrete yard up front, this site allows for plenty of outdoor storage above and beyond the 35,040 SF indoor warehouse. Wash bays, paint booths, and heavy power made this property fit a variety of needs. Call today for more information.

### PROPERTY HIGHLIGHTS

- 6,782 SF Office
- 3.67 Acres
- 1 Dock Door
- 6 Total Doors
- New Roof, 2019
- 25 ft Clear Height at Center, 20 ft Eve
- 1000 Amps 3 Phase
- Fully Sprinkled Building
- Updated LED Lighting Throughout

### OFFERING SUMMARY

<b>Lease Rate:</b>	\$25,000 Per Month (NNN)
<b>Available SF:</b>	35,040 SF
<b>Lot Size:</b>	3.67 Acres
<b>Building Size:</b>	35,040 SF

#### ANDREW HOLDER

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O: 405.239.1273 C: 580.430.5124

#### DANNY RIVERA

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**PRICE  
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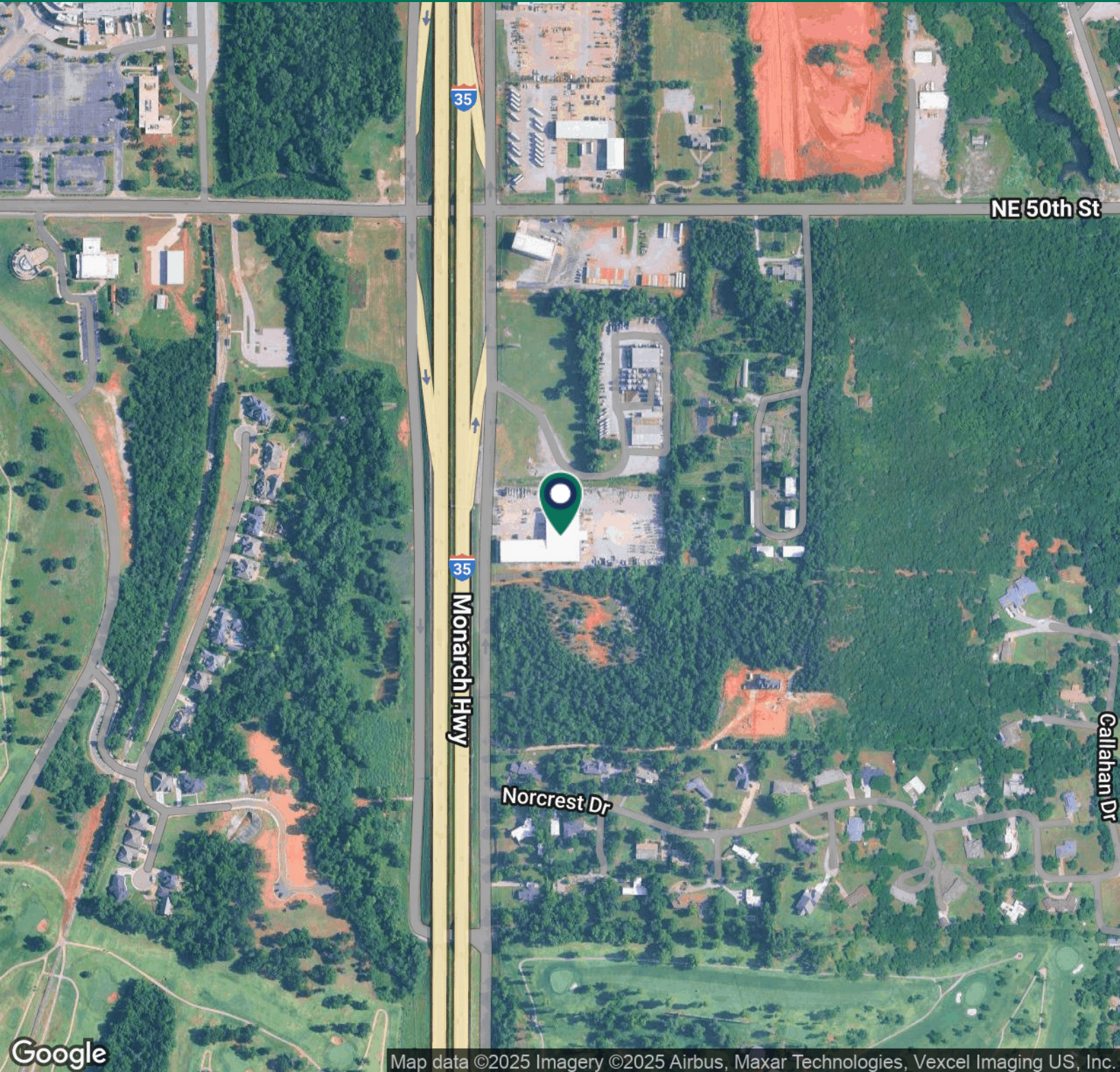


# PRICE EDWARDS AND CO.

## FOR LEASE

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