



OFFERING SUMMARY

Available SF:	10,023
Building Size:	67,682
Year Built:	1981
Zoning:	I-2
CAM Rate:	\$2.97/SF

LEASE RATE

1-12/2024 - \$6.50/SF NNN
1-12/2025 - \$6.76/SF NNN
1-12/2026 - \$7.03/SF NNN
1-12/2027 - \$7.31/SF NNN
1-12/2028 - \$7.60/SF NNN

LOCATION OVERVIEW

This property is located along Will Rogers Parkway just East of S. Meridian Ave. in Oklahoma City, OK.

PROPERTY HIGHLIGHTS

- Sublease with Lease Expiring 12/31/28
- Overhead Door with Ramp 10x10
- Two Dock Highs (1 - 8x10 & 1 - 7x7.5)
- 3140 SF Office MOL
- Alarm System
- Fully Sprinkled
- Column Spacing 35 FT
- Ceiling Height 21 FT to Deck
- Space Dimensions 72' Wide MOL x 140' Deep MOL
- LED Lighting in Warehouse

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