



RYAN JOHNSTON
— REALTY —

FOR SALE

8017 N. ROCKWELL
OKLAHOMA CITY, OK



FOR BUILDING INFORMATION CONTACT:

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8017 N. ROCKWELL

OKLAHOMA CITY

8017 N. Rockwell offers an opportunity to acquire a highly functional and exceptionally clean flex industrial/showroom property in one of Oklahoma City's established industrial showroom corridors. The approximately 7,560sf building features a versatile layout with roughly one-third dedicated to attractive showroom and office space, complemented by two-thirds climate-controlled warehouse/storage area. The warehouse offers approximately 20-foot clear height, an overhead door, and efficient functionality for a variety of users including contractors, distributors, showroom operators, light industrial users, and service-oriented businesses.



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Positioned with excellent access to major Oklahoma City highways and freeway systems, the property provides convenient connectivity throughout the metro while maintaining a professional, polished appearance. The building has been exceptionally maintained and presents extremely well, making it ideal for an owner-user or investor seeking a clean, move-in-ready asset in a strong commercial corridor.



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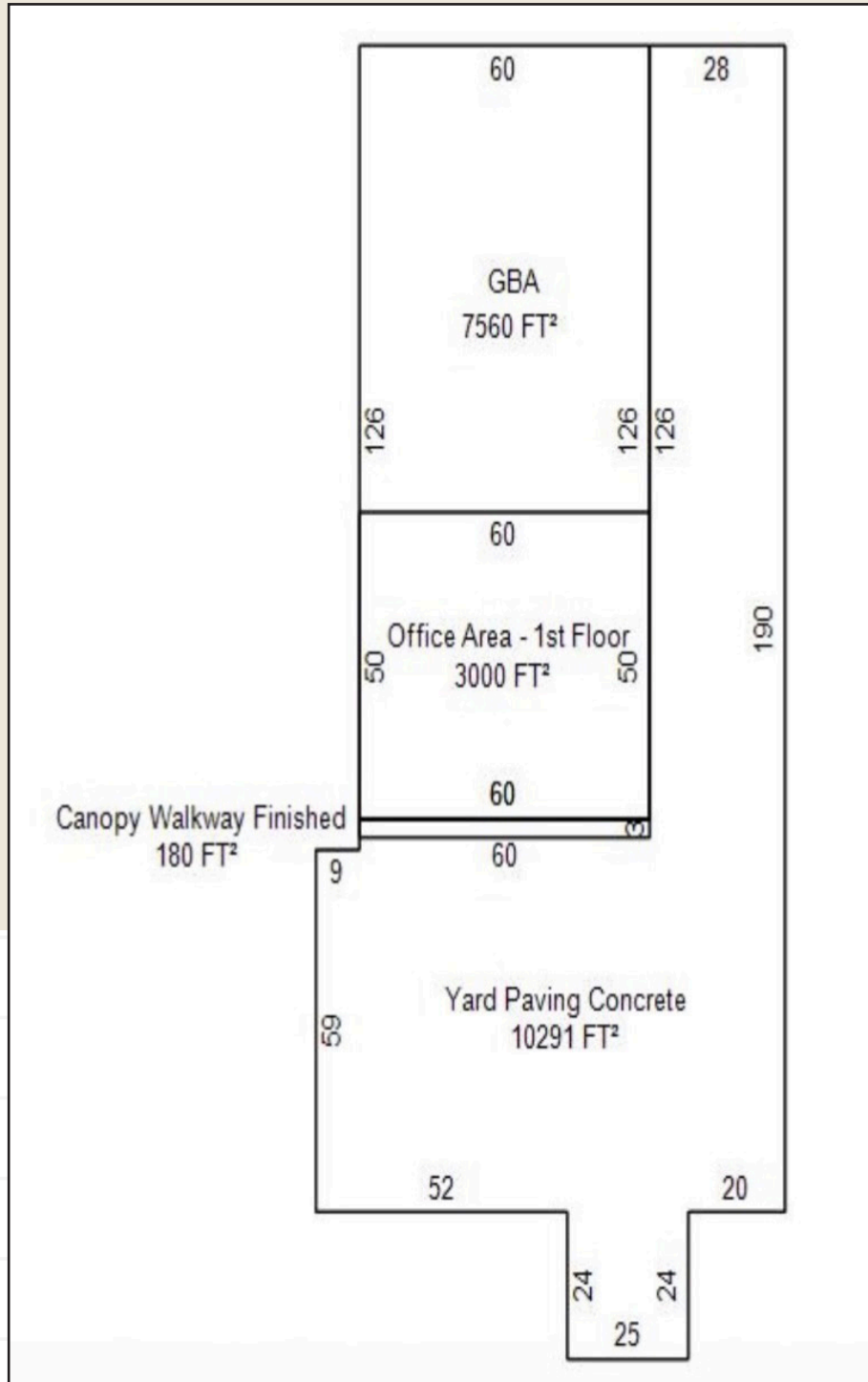


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RYAN JOHNSTON

PROFESSIONAL

Ryan Johnston is the Owner and Managing Broker of Ryan Johnston Realty in Oklahoma City. He has been an active property owner, developer and property manager since 2003, and opened Ryan Johnston Realty in 2014 to expand his real estate services. Primarily focused on commercial brokerage, investment properties and commercial development, his past includes significant residential experience.

Johnston began his real estate career in Los Angeles as a financial analyst at shopping mall super power, Westfield America. Serving in four different capacities in his tenure at Westfield grew his love for real estate, and he returned to his native Oklahoma in 2003 to pursue opportunities as a business owner and property developer.

Johnston is the active chairman and mayoral appointee serving the Oklahoma City Stockyards Main Street Design Review Committee. In the past, he has served on the boards of Oklahoma City's deadCenter Film Festival, KIPP Reach School in Oklahoma City, and he has served as a film committee member at the Oklahoma City Museum of Art. He has also been active on various committees at St. Luke's United Methodist Church, and is a member of Leadership Oklahoma City's class 29.

Other interests include hanging out with his wife and kids, golf, travel, being outdoors, movies, writing, anything to do with France, and Chicago Cubs baseball.

He is a graduate of Heritage Hall High School in Oklahoma City, and received a BBA in Finance from Southern Methodist University.