

# MANUFACTURING FACILITY FOR LEASE/SALE

7000 N Robinson Avenue, Oklahoma City, OK 73116



## OFFERING SUMMARY

Lease Rate:	\$5.75/SF (NNN)
Building Size:	83,944 SF
Sale Price:	\$6,000,000
Lot Size:	9 +/- Acres
Zoning:	I-2
Clear Height:	13' - 20'
Year Built / Renovated:	1965 / 2011

## LOCATION OVERVIEW

Highly visible location along Broadway Extension with direct access from Broadway Extension Service Road, situated between Wilshire Boulevard and NW 63rd Street. Located just eight miles from Downtown Oklahoma City, providing easy connectivity to key routes such as Interstates 35, 40 and 44, as well as the Kilpatrick Turnpike.

## PROPERTY HIGHLIGHTS

- Four exterior dock doors, twelve half docks, and two drive in doors for versatile loading options
- Situated on a large +/- 9-acre lot providing ample parking and operational space
- Modern office area featuring high-end finishes and a spacious conference/multimedia room
- Solidly built with durable concrete and aggregate rock façade
- Building is fully climate-controlled
- Equipped with high-capacity 3-phase power for industrial use
- Property underwent extensive renovations in 2011
- Fire suppression system



Adept Commercial Real Estate, LLC  
1 NE 2nd Street, Suite 101  
Oklahoma City, OK 73104

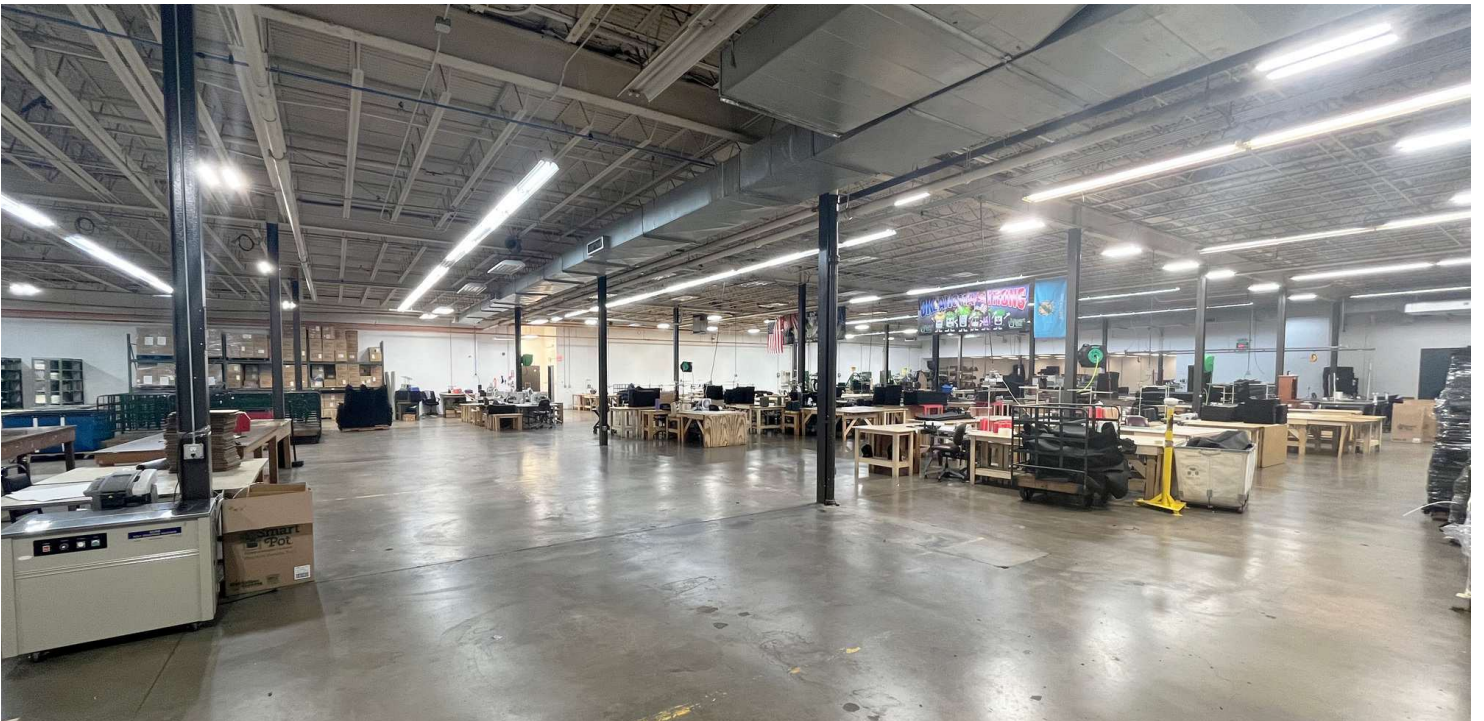
Cody Beat  
405.831.0059  
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Andrew Hwang, Esq  
734.223.6284  
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ADDITIONAL PHOTOS

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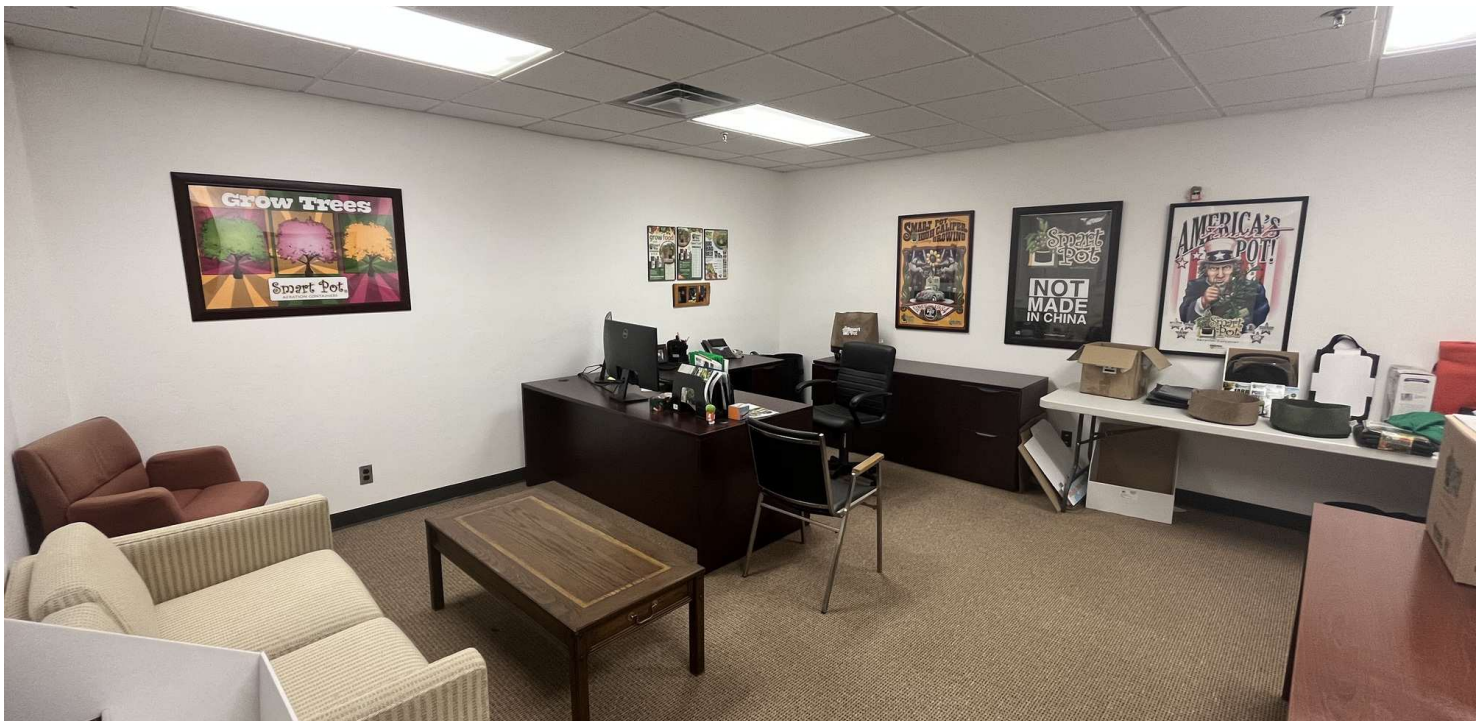
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**CODY BEAT**

Advisor

cody@adeptcre.com

Direct: **405.831.0059**

**PROFESSIONAL BACKGROUND**

Upon graduating from college, Cody Beat embarked on his professional journey in the Oklahoma City real estate sector. He initially served as an Environmental Health & Safety Specialist at a prominent commercial real estate firm in the city. Drawing upon his knowledge of the commercial property management sector, he later transitioned to the brokerage realm. With his meticulous attention to detail and profound understanding of marketing, specializes in promoting commercial properties across a diverse array of traditional and digital channels. His primary focus lies in delivering exceptional representation for landlords and sellers. Notable clients in Cody's portfolio of clients include Heartland Development, London Investments, and Overland Charters.

Cody is married to his wife, Jessica, and they are blessed with a daughter named Adalyn, as well as two canine companions, Moose and Rocky. Both enthusiasts of golf, they are proud members of the Greens Golf & Country Club. In his leisure time, Cody delights in the outdoors, fitness activities, and the art of woodworking.

Career Highlights:

12701 N Santa Fe Avenue - \$43,000,000 | 3000 N Hemlock Circle - \$16,090,000 | 5500 SE 59th Street - \$5,100,000 | 6205 S Sooner Road - \$3,275,000 | NW 63rd & Council 90 Acres - \$3,150,000 | 6209 & 6417 S Sooner Road - \$2,900,000 | 4201 SW 29th Street - \$2,500,000 | 4820 SW 20th Street - \$2,350,000 | 3000 N Hemlock Circle - 193,000 SF | 10500 W Reno - 84,000 SF | 15 S Virginia - 72,000 SF | 16 S Penn Ave - 50,000 SF | 120 N Vermont - 48,500 SF | 306 N Meridian Ave - 25,000 SF

**EDUCATION**

University of Central Oklahoma - Bachelor of Science in Industrial Safety and Marketing

**MEMBERSHIPS**

Commercial Real Estate Council

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**ANDREW HWANG, ESQ**

Co-Founder & Partner

andrew@adeptcre.com

Direct: **734.223.6284**

OK #170740

**PROFESSIONAL BACKGROUND**

Andrew Hwang serves as the Co-Founder and Managing Partner for ADEPT Commercial Real Estate and is an Of Counsel Real Estate Attorney with Riggs, Abney, Neal, Turpen, Orbison & Lewis. Andrew is a real estate professional with fourteen years of experience in commercial real estate investments, brokerage, and development. He is married to his wife, Sophia, and together, they have three young children named Andrew Jr, Ezekiel and Audrey.

Recent Transactions:

Glen Eagles Shopping Center - \$3.75M | Central Plaza Student Housing - \$6.8M | LSB Chemicals Corporate Office (3 properties) - \$4M | IronGate Industrial Park (6 properties) - \$2.5M | Automobile Alley Portfolio (3 properties) - \$2.89M | NE 7th & Oklahoma - \$1.58M | Retail Portfolio in Del City, OK (11 properties) - \$2.3M | Individual Assurance Company Portfolio - \$3M | FLC Acquisitions (3 properties) - \$4M | 8th Street Market - \$1.2M | Okie Car Wash Site - \$1.1M | UKC Portfolio (3 properties) - \$1.05M | Medical Building Portfolio (RMO & ComFoCare) - \$1.55M | Timberbrooke Professional Center - \$3M | Plaza Garage - \$1.225M | 1720 National Development - \$2.5M | RBA Architects - \$1.73M | Eagle Lane Portfolio - \$1.25M | Baker Hughes Portfolio - \$1.6M | Emerson South High School Lease

**EDUCATION**

University of Michigan-Ann Arbor - BA Economics  
 University of Oklahoma College of Law - Juris Doctor

**MEMBERSHIPS**

Oklahoma Bar Association | Urban Land Institute | Commercial Real Estate Council | International Council of Shopping Centers | Leadership OKC Class XXXVI - Alumni | University of Michigan-OKC Alumni Association - President | University of Michigan-OKC Scholarship Endowment - Trustee | Frontline Church - Finance Council | Ronald McDonald House Charities - Board of Directors

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