

# INDUSTRIAL/WAREHOUSE BUILDINGS

*13,633 SF FOR LEASE*



**6201 S Shields Blvd., Oklahoma City, Oklahoma 73149**



7501 Broadway Extension  
Oklahoma City, OK 73116

Presented By:

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## PROPERTY OVERVIEW

Two standalone industrial metal buildings totaling 13,633 sf with a 110' fronting on South Shields Boulevard, large asphalt front lot for amply display or parking, with back lot fully fenced and graveled, all situated on 1.43 acres. The larger of the two buildings is 11,708 sf and 1,925 sf in the smaller, see attached floorplan for dimensions. Both buildings are served by both natural gas and heavy electrical service believed to be at minimum 600 amps of three phase electrical supply. Numerous oversized overhead doors with high ceilings and skylights. Ideal for heavy equipment repair, car lot, wrecker/impound yard, mobile home sales and storage, fencing company, heavy towing service, just to name a few.

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## OFFERING SUMMARY

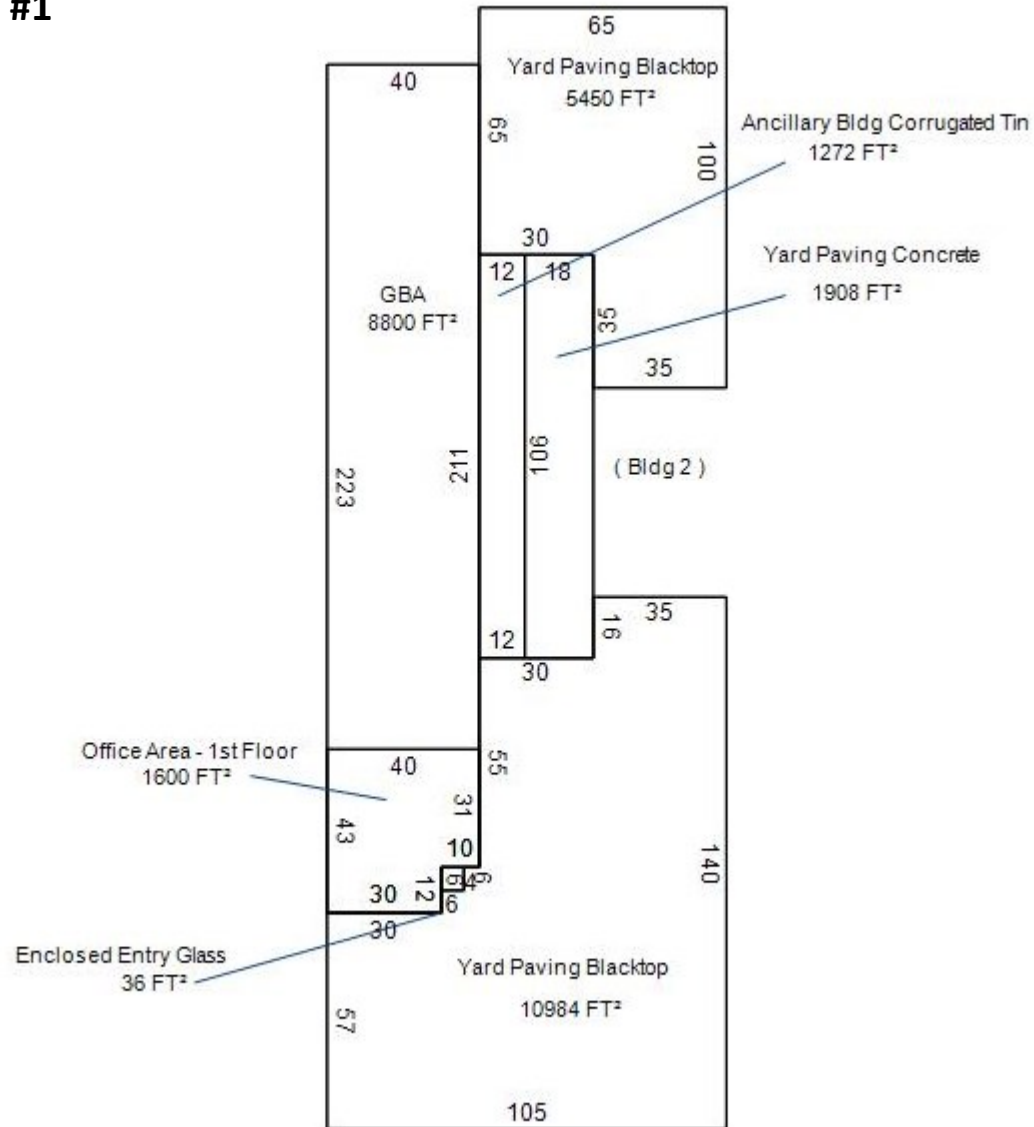
**\$6,850 / MONTH**

<b>BUILDING #1 SF</b>	<b>11,708</b>
<b>BUILDING #2 SF</b>	<b>1,925</b>
<b>LAND</b>	<b>1.43 Acres</b>
<b>LEASE TYPE</b>	<b>NNN</b>
<b>TYPICAL TERM</b>	<b>3-5 Years</b>
<b>CO-BROKERAGE</b>	<b>3% Primary Term</b>

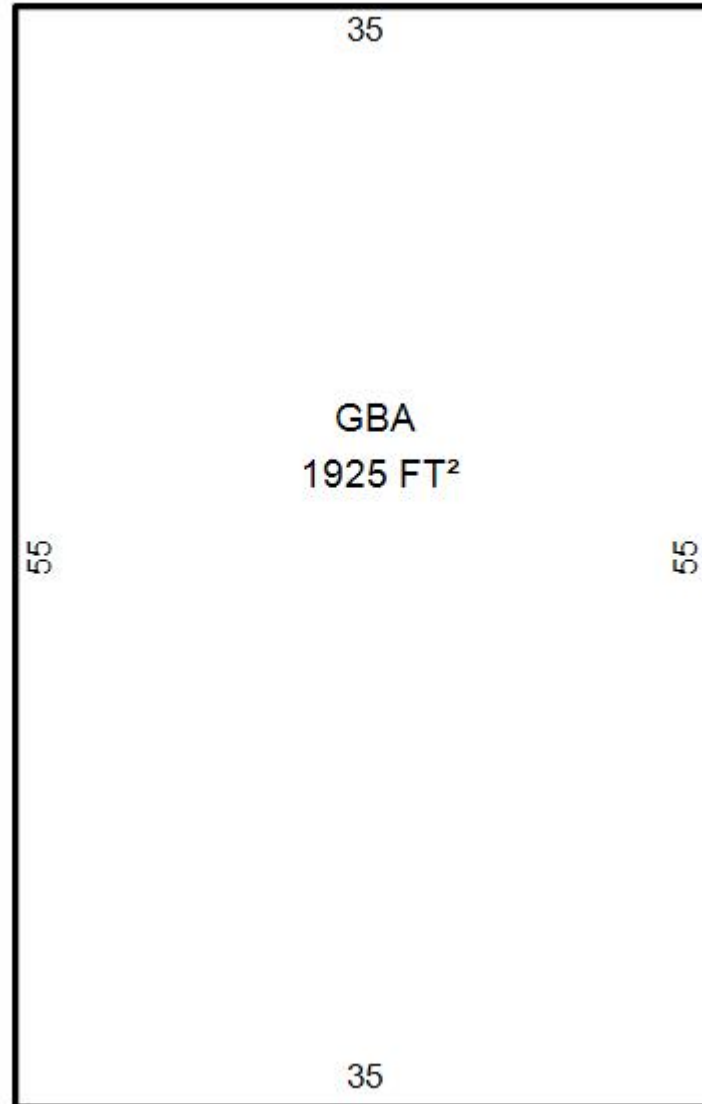


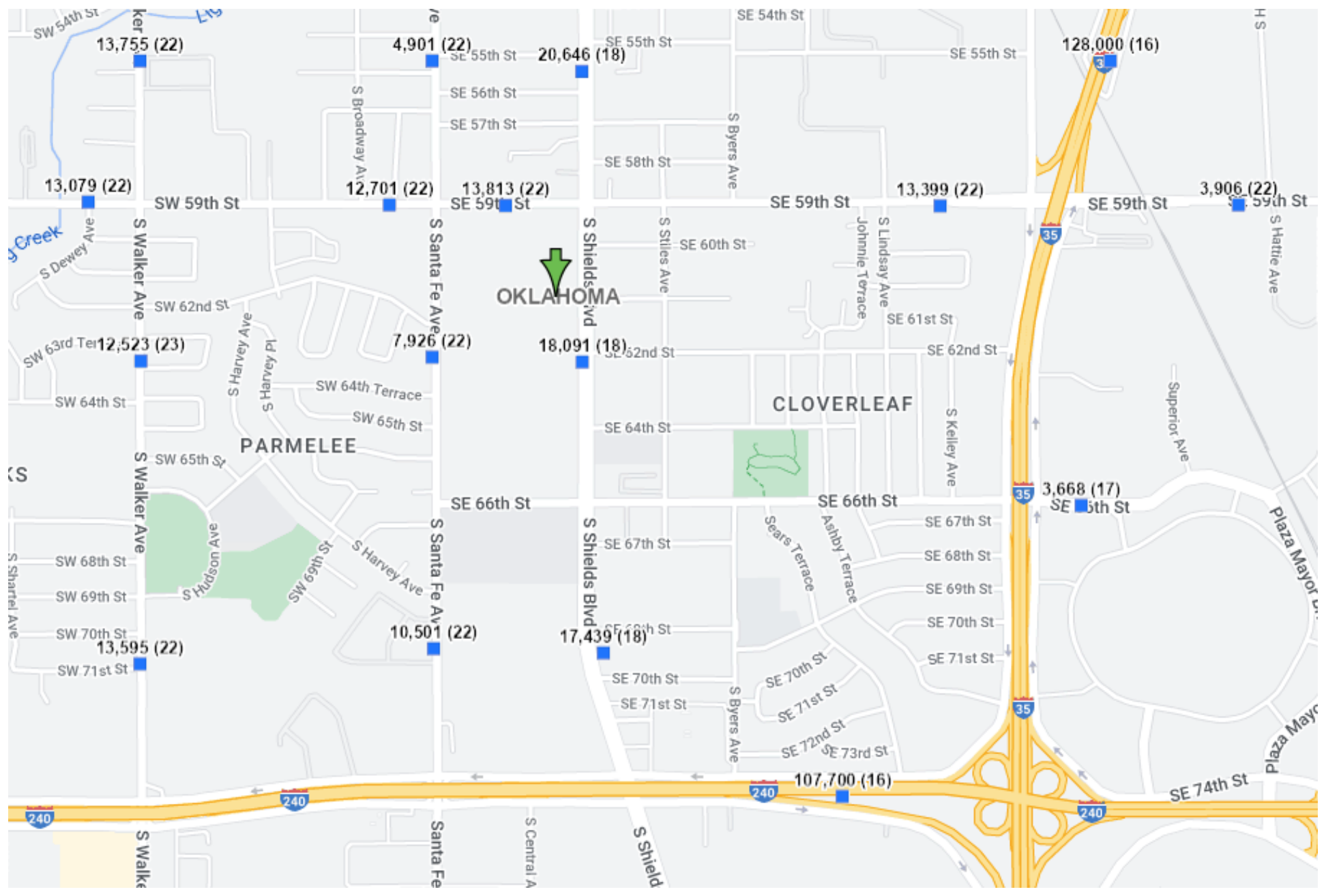
**FOR LEASE**

**FLOORPLAN BUILDING #1**



**FLOORPLAN BUILDING #2**





### Highlights:

- 110 ft frontage on S Shields Boulevard
- 1.43 Acres
- 2 stand-alone buildings
- Excellent location with access to I-240 and I-35
- Ample oversized overhead doors
- Zoned I-2 Light Industrial

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