

4335 W RENO

OKLAHOMA CITY, OKLAHOMA 73107

CBRE

INDUSTRIAL / COMMERCIAL
BUILDING WITH RETAIL FRONTAGE



19,922 SF FOR SALE OR LEASE
SALE PRICE: \$1,895,000
LEASE RATE: \$6.75/SF NNN

PROPERTY HIGHLIGHTS

Building Size	19,922± SF
Land Size	2.02± AC
Office	600± SF, 2 restrooms, storage closet and kitchenette
Site	Almost fully-paved, graveled and asphalted. Ample parking and storage in back. Totally fenced and gated on both sides of the building for drive-around access.
Building Highlights	Fully sprinklered and climate-controlled. New roof installed 2016.
Construction	Concrete Block with Brick Veneer
Zoning	I-2 (Moderate Industrial)
Power	1,000± Amps, 120/240/480 V, 3-Phase
Lighting	LED, Skylights
Clear Height	14.5'
Column Spacing	20' x 25'
Grade-Level Door	One (1) 24' x 14' (Power-Lift)
Dock-High Door	One (1) 20' x 9' (currently covered up)
Security System	Included, with cameras. Exterior security lighting.
Location	200+ feet of frontage on Reno, a major commercial/industrial thoroughfare and "O street" in OKC (dividing north and south)



PHOTOS



AERIAL



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VICINITY MAP





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