

Gerald L. Gamble Co.

Commercial and Industrial Realtors

204 N. Robinson, Suite 1450 Oklahoma City, OK 73102 Tel. 405-232-1138 Fax 405-239-6805 www.geraldgambleco.com

FOR LEASE

3,800 SQ.FT. OFFICE/WAREHOUSE

304 N. Meridian Ave., Suite 5

Oklahoma City, OK



PROPERTY FEATURES

2,600± Sq.Ft. A/C Office/Showroom Area with 1,200± Sq.Ft. Storage/Warehouse Area

Front Door Parking with Attractive, Private Front Entries ~ Exterior Tenant Signage Available

Two Dock-High Doors ~ 18-Ft. Ceilings in Warehouse ~ 100% Sprinklered

Zoned "I-2" Moderate Industrial ~ Located in I-40/Meridian Industrial Area

Landlord Pays Base Year Taxes & Insurance, Plus Water & Sewer

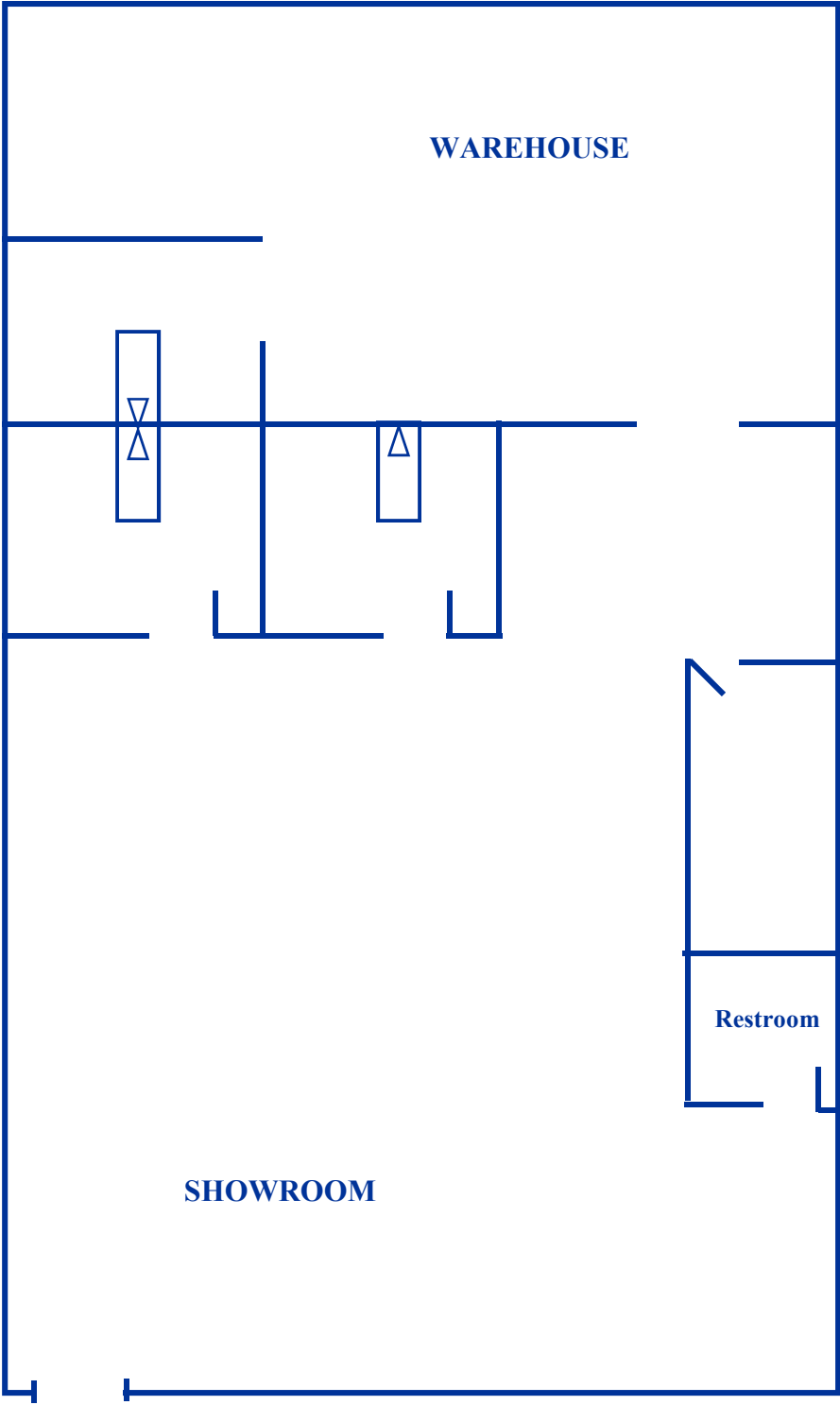
LEASE RATE: \$7.50 Per Sq.Ft. Per Year Base Rent, Plus \$1.50 CAM & Expenses



*For Further Information Contact
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gambleokc@geraldgambleco.com*



The above statements, while not guaranteed, are from sources believed to be reliable.
Offered subject to sale, change or withdrawal.



**MERIDIAN BUSINESS PARK
SUITE 5
3,800 SQ.FT.**