



# FOR LEASE



## 2010-2021 Exchange Ave, Oklahoma City, Oklahoma 73108

Presented By: **Shyon Keoppel**  
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2010-2021 Exchange Ave, Oklahoma City

## PROPERTY OVERVIEW

### Unlimited Potential!

Are you looking to elevate your business operation? Or do you need more storage space? This property is ready for immediate use by experienced businesses looking to expand.

### Facility Highlights:

- ADA Compliant Restroom
- Grade Level Doors
- 12 Drive In Bays
- 12' Clearance Height
- Lots of square footage for storage
- Located in Historic Oklahoma National Stockyards District
- Built in 1948 / Renovated in 2021
- Zoned I-2

### Why Lease Here?

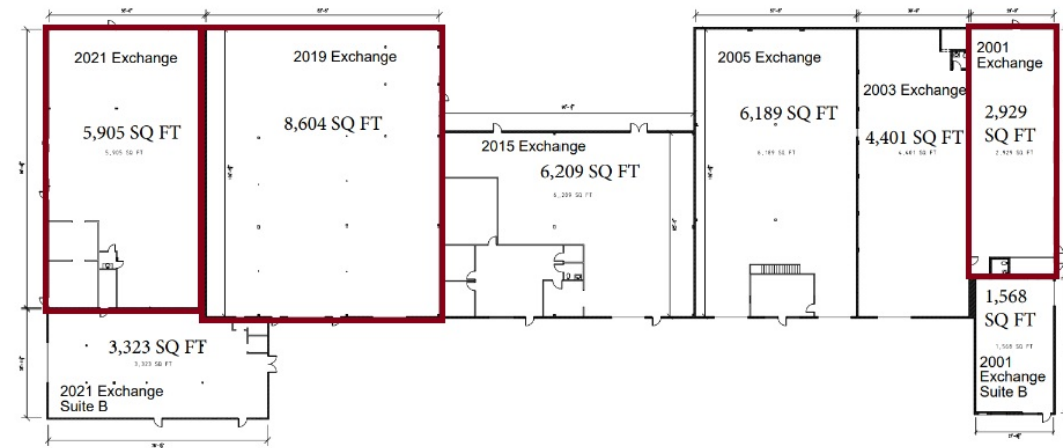
- 30 DAY FREE RENT PERIOD!!
- Move-in Ready: Avoid months of costly build-outs and get moved right in.
- Prime Location: Located centrally with easy access for distribution and logistics, ideal for both local and regional operations.
- Support for Growth: High traffic area with large population

Call: Shyon Keoppel @ 405-229-1475 | [shyon@skventuregroup.com](mailto:shyon@skventuregroup.com)

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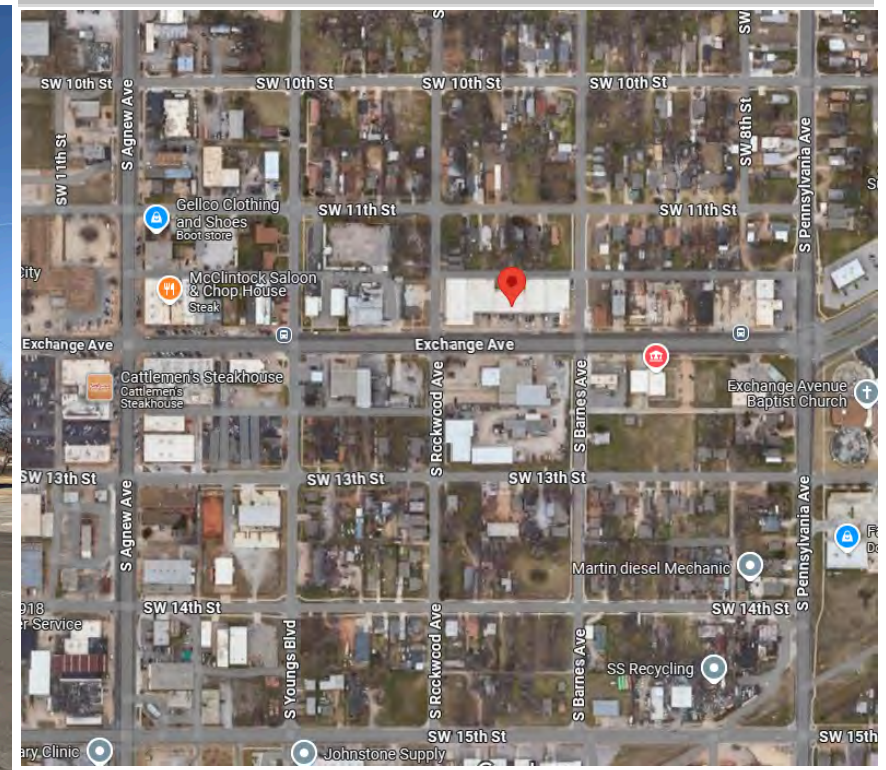


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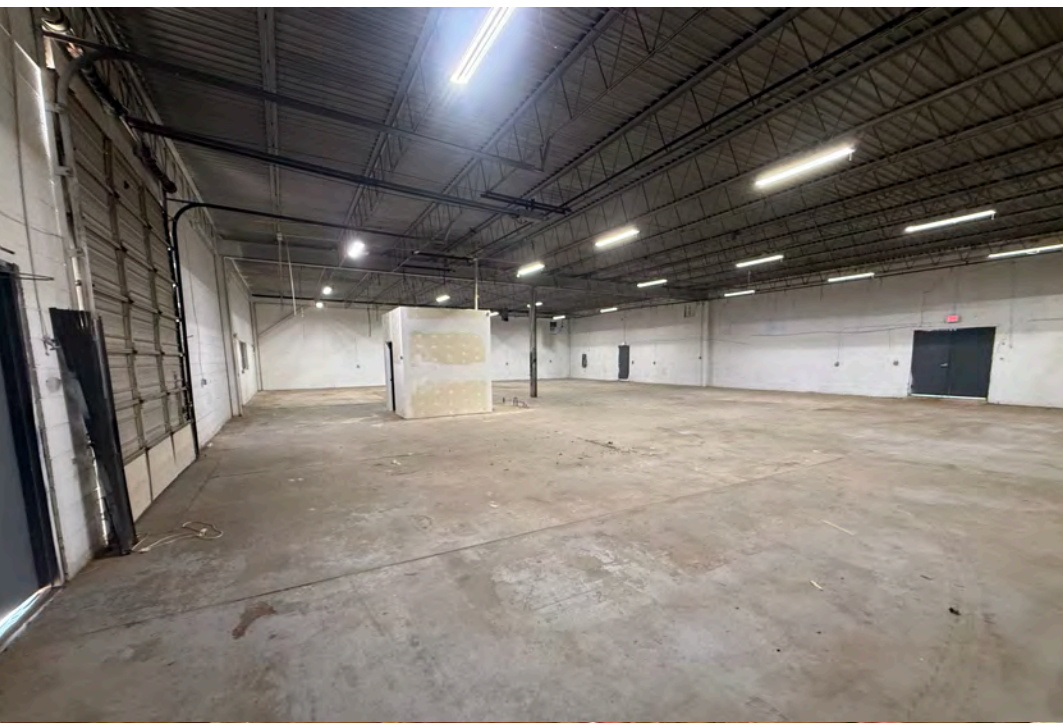
## OFFERING SUMMARY

|                     |                                        |
|---------------------|----------------------------------------|
| <b>BUILDING SF</b>  | 2,929 - 8,604 SF                       |
| <b>LAND SIZE</b>    | 1.15 Acres MOL                         |
| <b>BASE RENT</b>    | \$4.75- \$7.00 / sf (30 day free rent) |
| <b>LEASE TYPE</b>   | NNN                                    |
| <b>NNN FEE</b>      | \$0.73 / sf, plus 3% mgmt fee          |
| <b>TYPICAL TERM</b> | 3+ Years                               |
| <b>CO-BROKERAGE</b> | 3% Primary Term                        |



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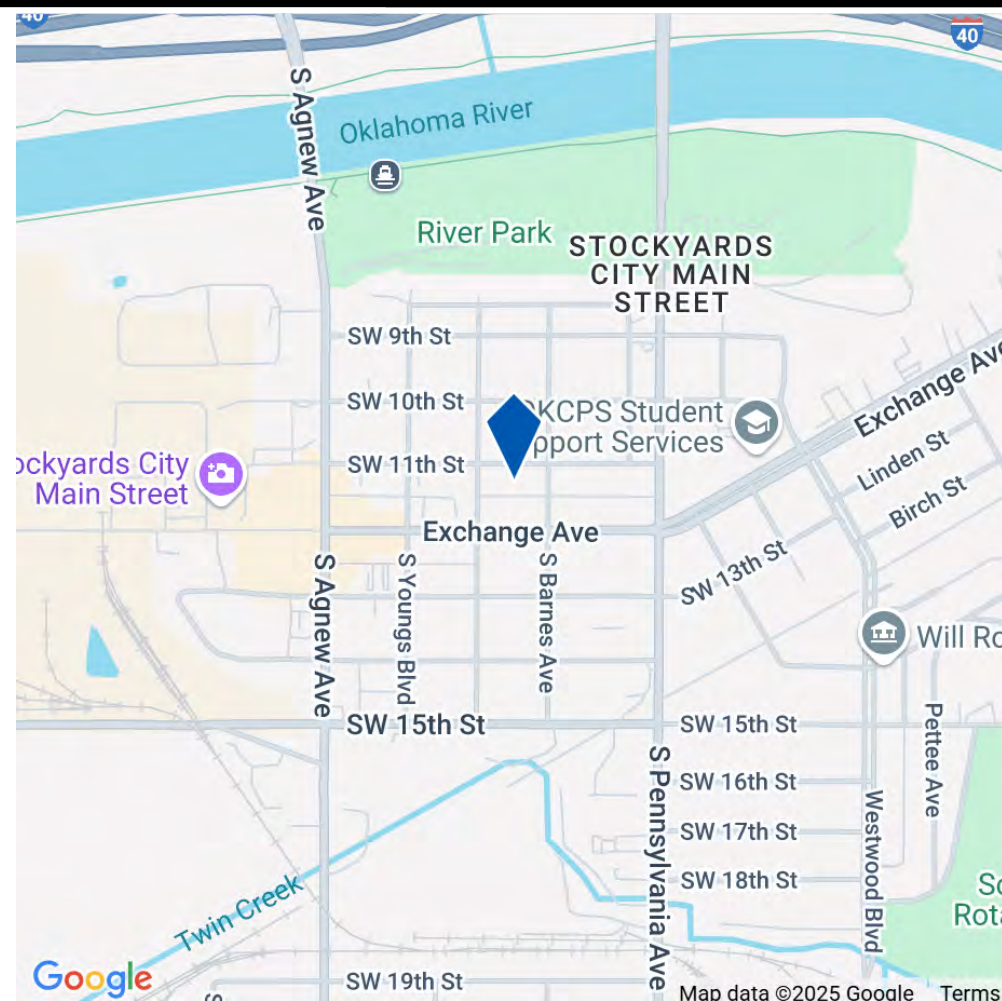
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**Highlights:**

- Close to I-40
- Close to I-44
- Situated within OKC's Historic Stockyards District
- Less than 10 minutes from downtown OKC
- Move-In Ready
- 30 DAYS FREE RENT!

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# *Solas* REAL ESTATE OTHER PROPERTIES AVAILABLE

## FOR LEASE

2010-2021 Exchange Ave, Oklahoma City, OK  
-2,929 - 8,406 SF @ \$4.75-\$7.00/SF plus NNN  
3841 NW 10th, Oklahoma City, OK  
-1,875 – 2,035 SF @ \$5.00-\$7.00/SF plus NNN  
1704 NW 6th, Oklahoma City, OK  
-3,500 – 13,598 SF @ \$5.50-\$6.75 /SF plus NNN  
2412 SW 14th, Oklahoma City, OK  
-5,083 – 7,140 SF @ \$6/SF plus NNN  
8301 N Glade Ave. Oklahoma City, OK  
-4,631 SF @ \$12/SF plus NNN  
1236 NW 4th Oklahoma City OK  
-28,700 SF @ \$3.95/SF plus NNN  
1139 NW 4th St, Oklahoma City OK  
-Land/Yard for Lease \$1,200/month, plus NNN

## FOR SALE

3841-3845 NW 10th, Oklahoma City, OK  
\$540,000

8301 Glade Ave, Oklahoma City, OK  
\$622,703

508 NW 8th Oklahoma City, OK  
Lot For Sale in Midtown  
\$348,000

502 NW 8th Oklahoma City, OK  
Lot For Sale in Midtown  
\$348,000

**Contact: Shyon Keoppel**  
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**Please text for best response!**

