

3609 SOUTH HIGH AVENUE

Oklahoma City, OK 73129

INDUSTRIAL PROPERTY FOR SALE / LEASE



PROPERTY DESCRIPTION

This exceptional property boasts incredible value and functionality with close proximity and easy access to I-35. With LED lighting illuminating the expansive warehouse, a convenient loading dock, and multiple overhead doors, this space offers both efficiency and functionality. Inside, discover fully conditioned private offices, modern bathrooms, and a full kitchen for added convenience. Outside, a fenced yard and exterior dry storage.

PROPERTY HIGHLIGHTS

- LED lighting
- Loading dock
- (8) OH doors 5 - 10'x10'; 2 - 10' x 12'; 1 - 12'x12'
- (8) Private offices; Conference room; (6) Bathrooms
- Full kitchen
- Fenced yard
- Exterior dry storage
- South 7,000 SF is occupied

OFFERING SUMMARY

Sale Price:	\$1,995,000 (\$83.65/SF)
Lease Monthly All-In:	\$9,980/month
Building SF:	23,850
Available SF:	16,850 SF
Lot Size:	2.05 AC
Zoning:	I-2 (moderate industrial)
Renovated:	2026

ANDREW HWANG, ESQ

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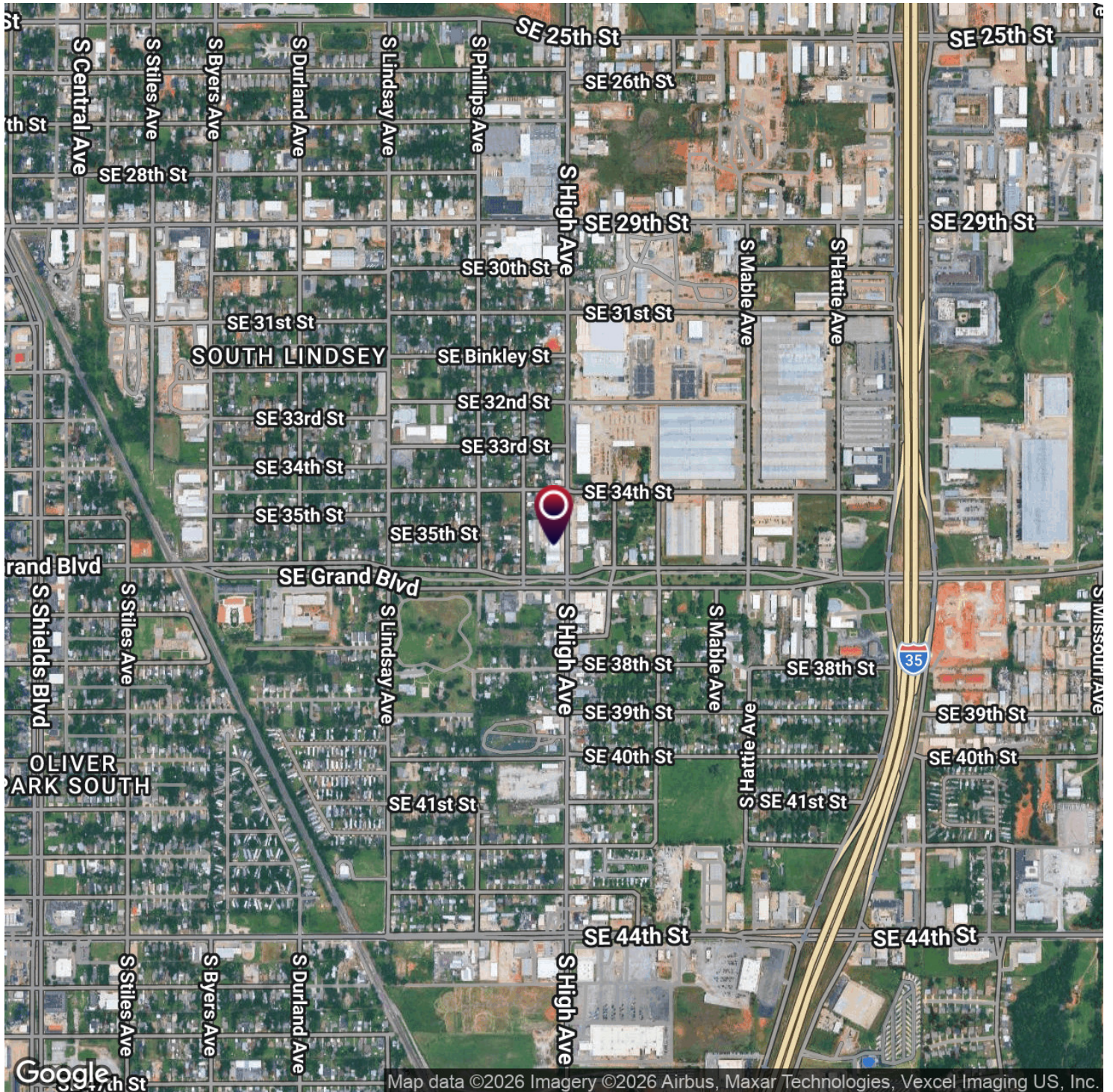
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