

6102 MELROSE LN

OKLAHOMA CITY, OKLAHOMA 73127

BRAND-NEW OFFICE/WAREHOUSE



EXPECTED COMPLETION: OCTOBER 2026



47,113 SF ON 5.07 AC

SALE PRICE: \$6,900,000

CBRE

PROPERTY HIGHLIGHTS

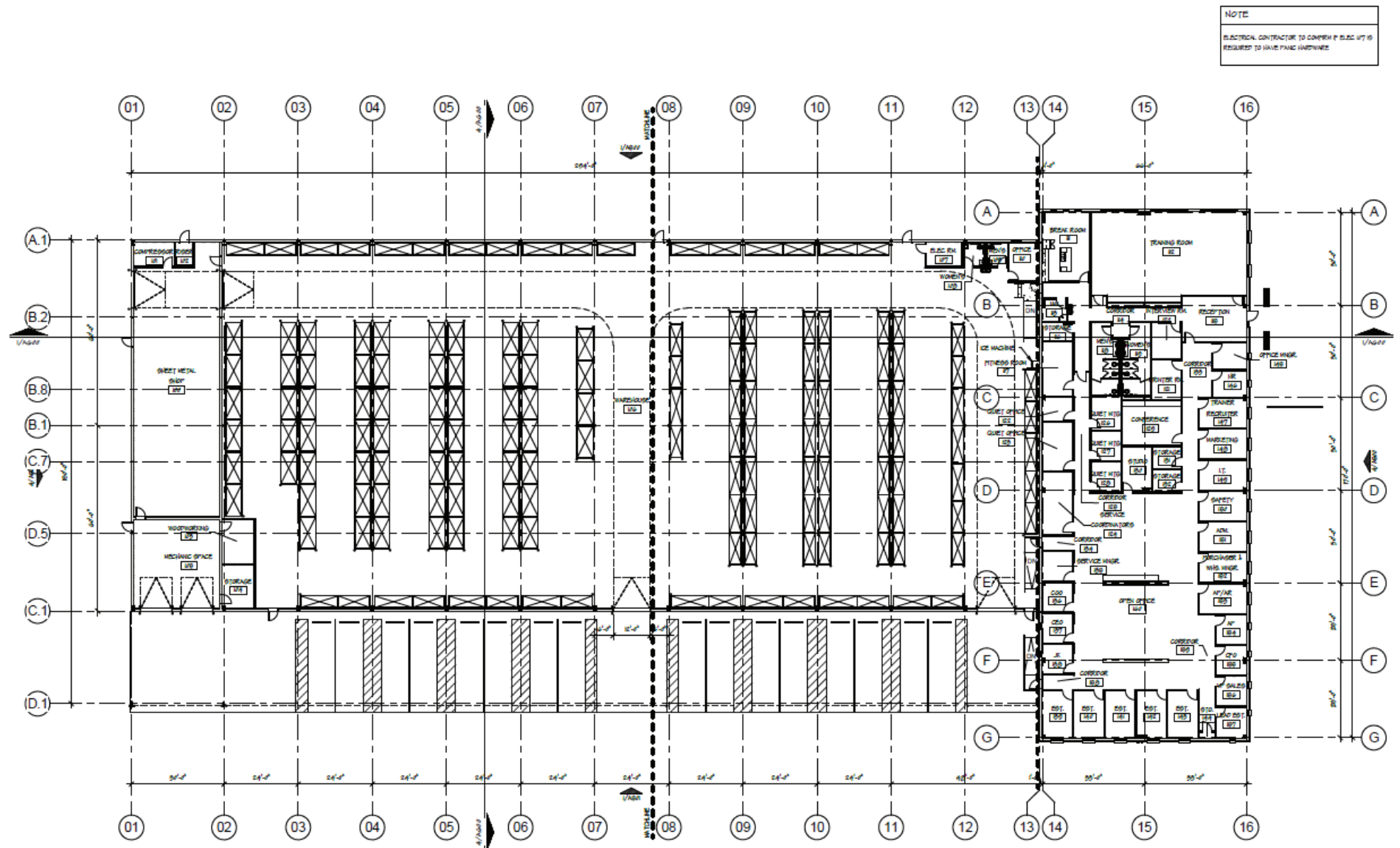
Building Size	47,113± SF
Land Size	5.07± AC
Office	11,722± SF
Fire Suppression	Fully sprinklered
Yard	Graveled and fenced
Zoning	I-3 (Heavy Industrial)
Clear Height	20' - 25'
Lighting	LED, External Security Lighting
Column Spacing	Clear span
Grade-Level Door	Five (5); two (2) 10' x 10' and three (3) 10' x 12'
Parking	80 spaces with pole-mounted lighting, 12' canopy for bonus covered parking & storage
Location	Hard corner of MacArthur and Melrose, just north of Reno ("0" street) and I-40; four-way signalized intersection
Warehouse	Side window panels, gas space heating, insulated, metal liner panel



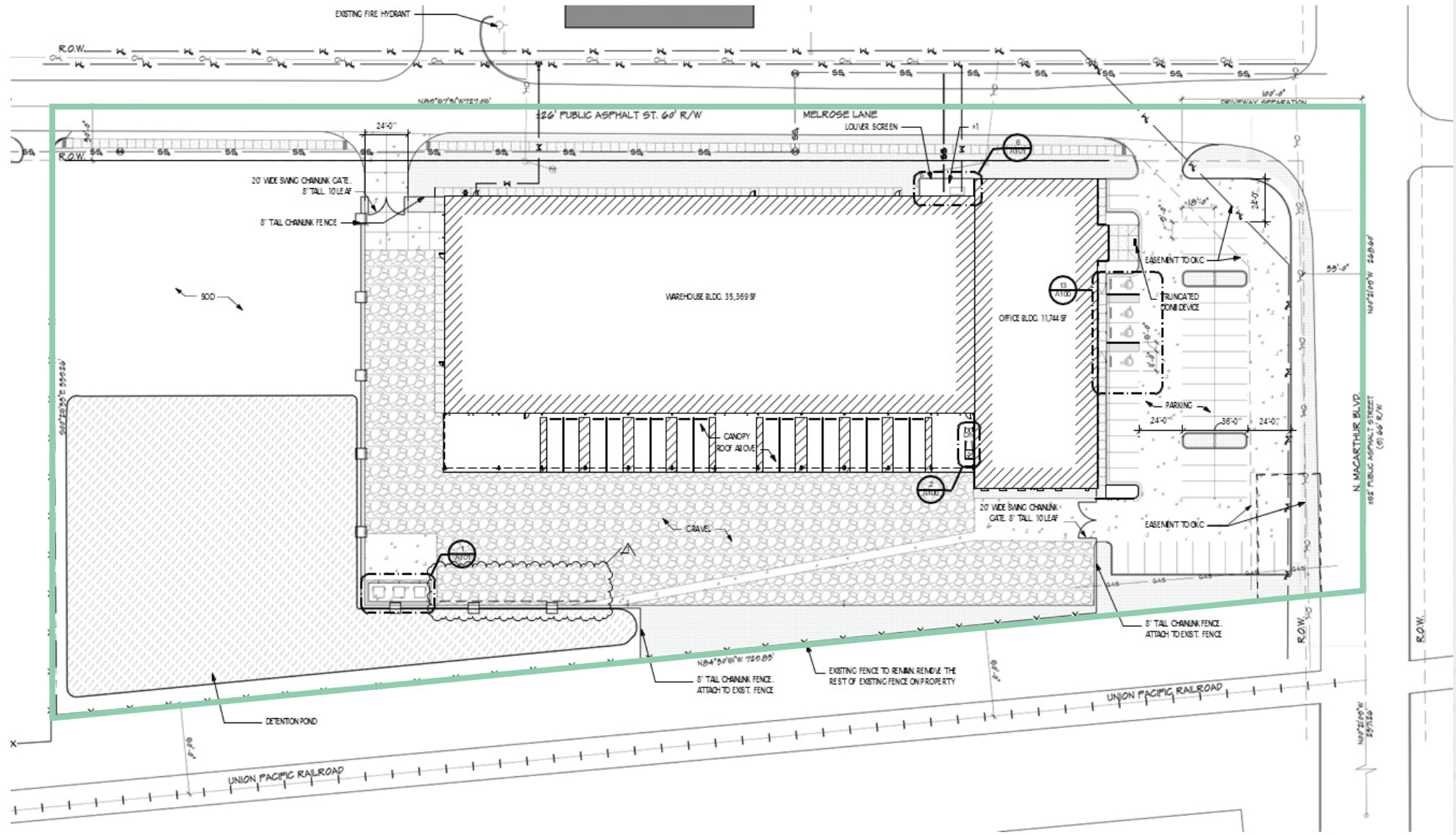
AERIAL



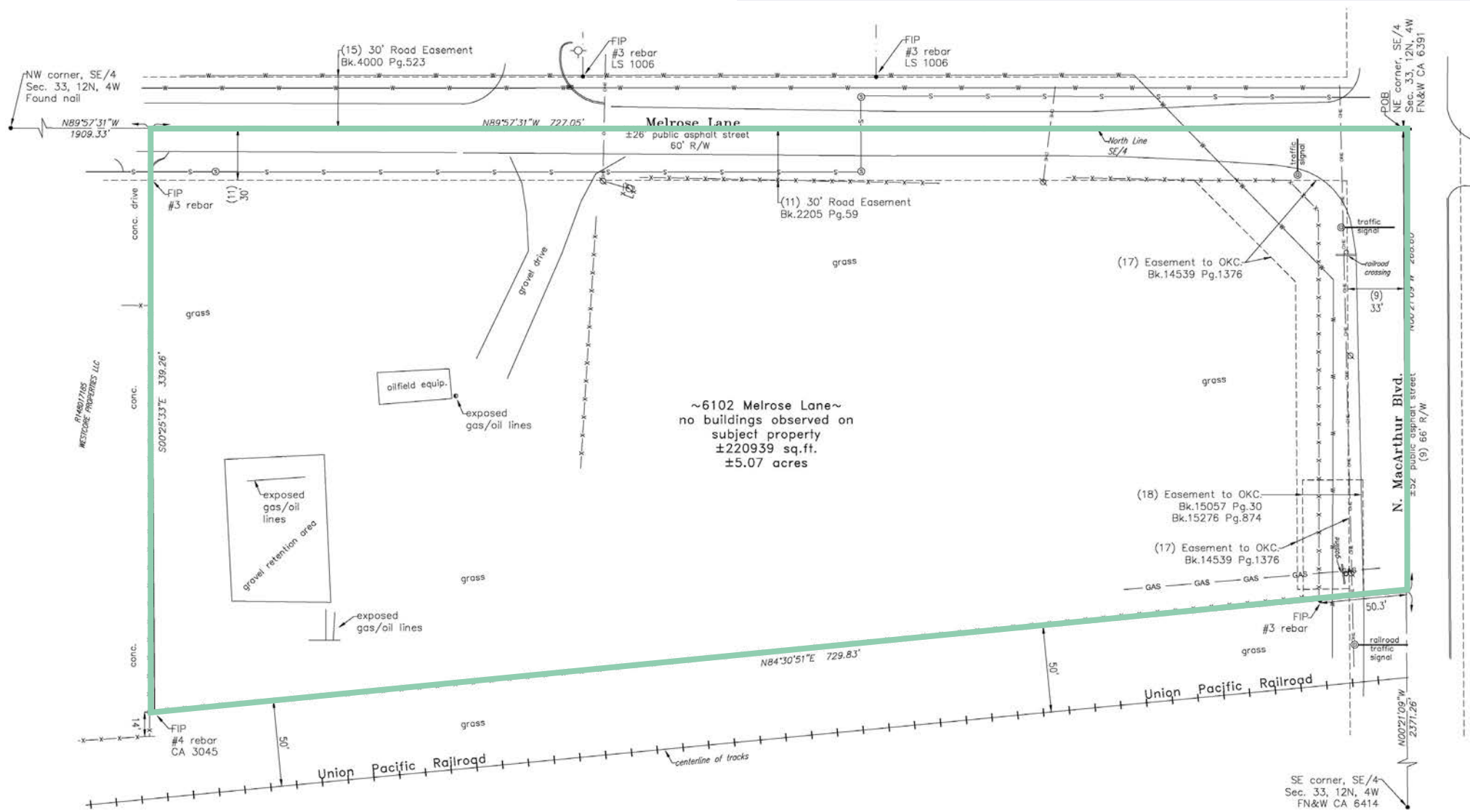
FLOOR PLAN



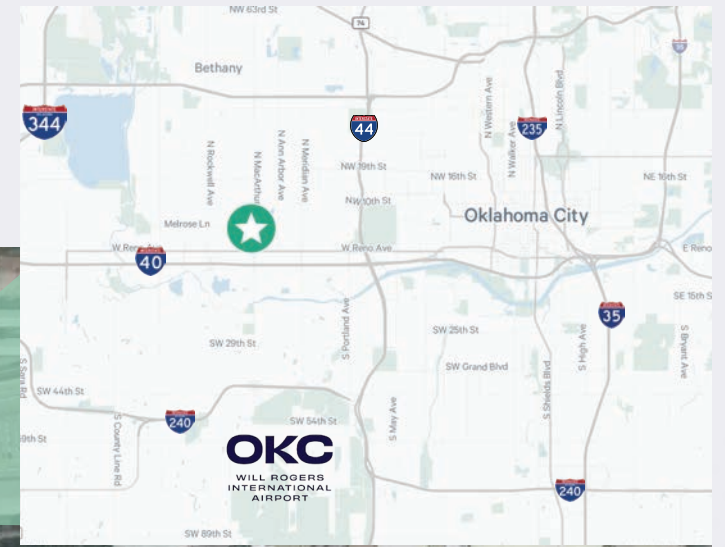
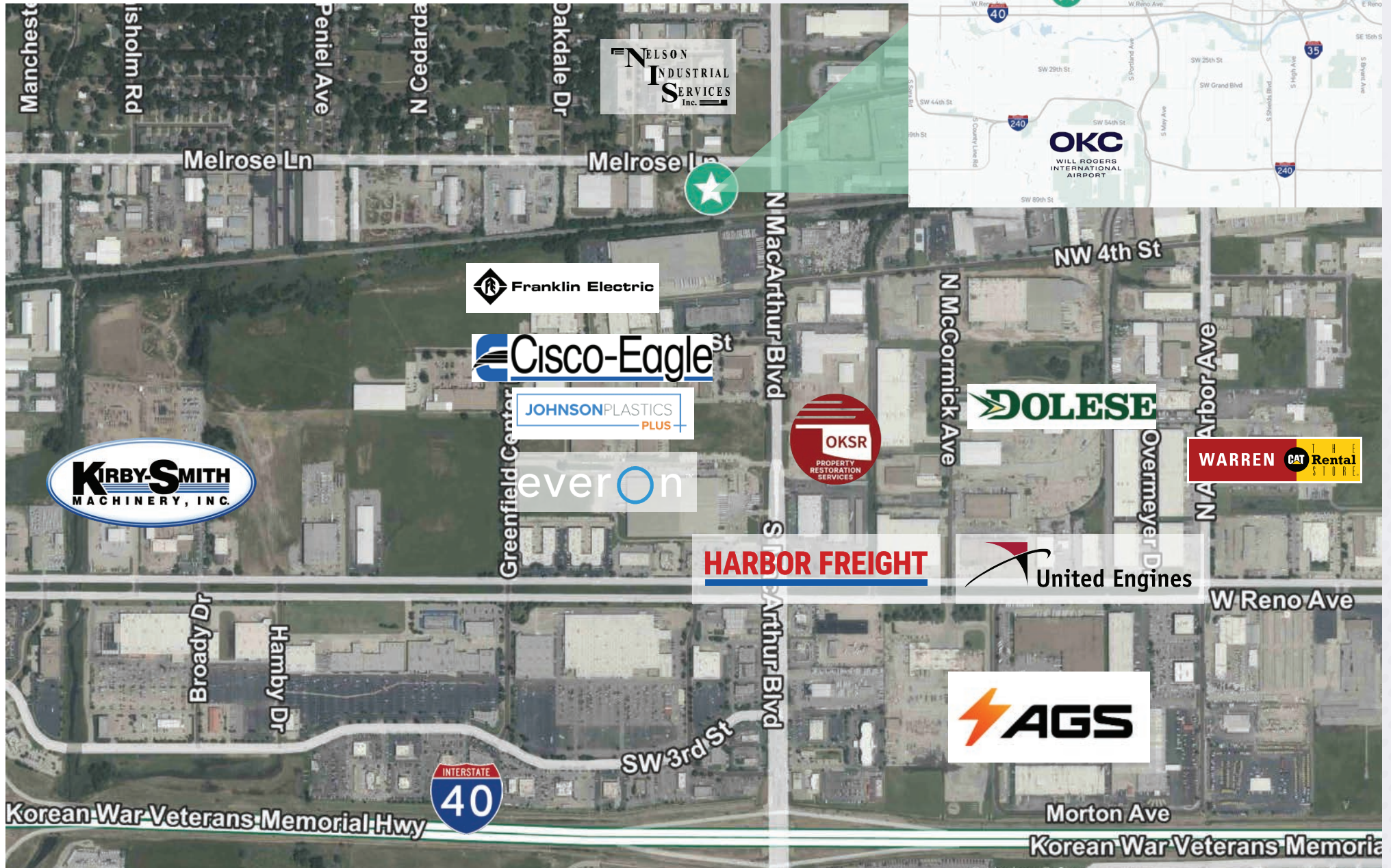
SITE PLAN



LAND SURVEY



VICINITY MAP





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