



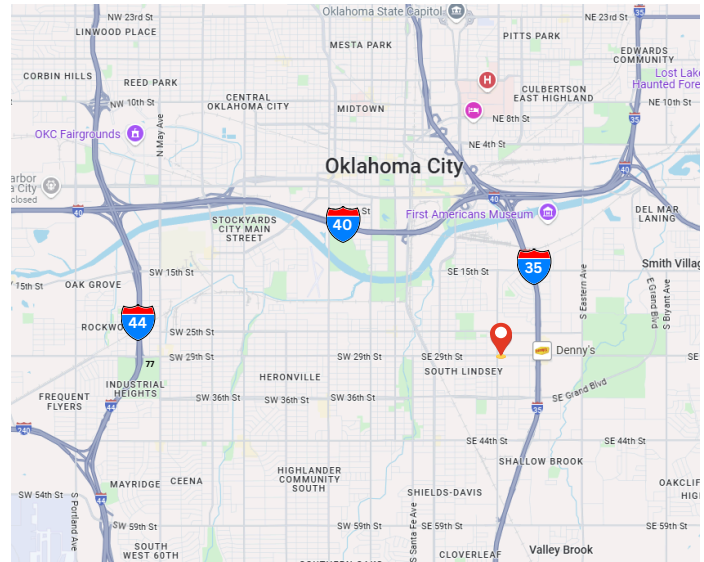
PROPERTY OVERVIEW

Discover this versatile industrial building, perfect for a range of business needs. Built in 1990, this property features 20' warehouse ceiling heights, climate controlled with a convenient layout easy entry access, prominent visibility and strategically located just minutes from I-35 and I-40. This small but functional industrial space is ready to accommodate your business needs! Don't miss out on this opportunity—schedule a tour today!

INVESTOR HIGHLIGHTS

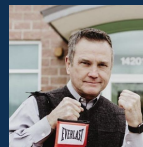
- 4,151 SF Industrial Building
- Triple Net Lease - Lease term 2-4years
- 20' Ceiling Heights in the warehouse
- Climate Controlled with a box heater in the warehouse & HVAC in the office space
- Loading Access: Includes a 12' x 12' overhead door
- 100' frontage on SE 29th Street
- Pole sign available for signage

4,151 SQFT | ZONED: I-2



ROBIN O'GRADY
(405) 314-3877

ROBIN@CALIBERPROPERTYGROUP.COM



SEAN O'GRADY
(405) 314-3777

SEAN@SEANOGRADY.COM

CALL TODAY (405) 463-1994 OR VISIT WWW.CALIBERREALTORS.COM