

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$4,250,000
Building Size:	33,698 SF
Lot Size:	2.33 Acres
Price / SF:	\$126.12
Zoning:	SPUD with DHSA overlay (underlying DBD)

### PROPERTY OVERVIEW

Introducing 601 & 621 N Oklahoma Ave, a prime industrial opportunity in Oklahoma City. The two buildings are adjacent to one another, can benefit from shared parking, total 33,698 SF, and zoned SPUD with DHSA overlay (underlying DBD). Boasting a strategic location in the heart of Oklahoma City, these properties present a rare chance to secure a footprint in this thriving industrial hub. With versatile zoning, ample square footage, and a strategic location, 601 & 621 N Oklahoma Ave is poised to support a wide range of industrial and manufacturing endeavors.

This is a unique opportunity to acquire two vacant buildings in the major access point when arriving to downtown OKC. Lease as industrial, renovate for office, or demo and construct a multi-level project - the opportunities are broad.

The undeveloped land is currently on a month to month lease for parking.

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## STREET VIEW



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## HIGHWAY ACCESS

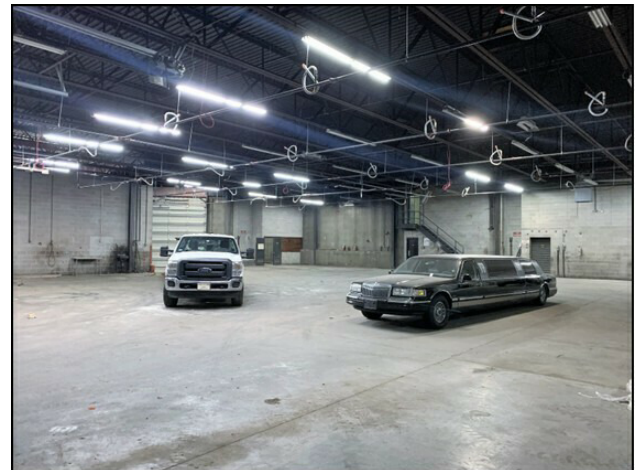
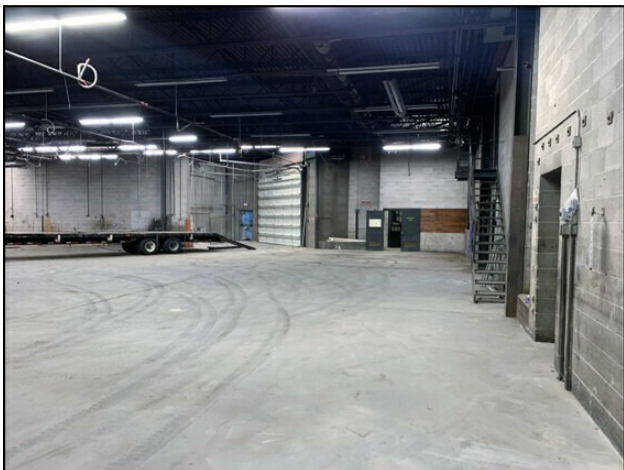
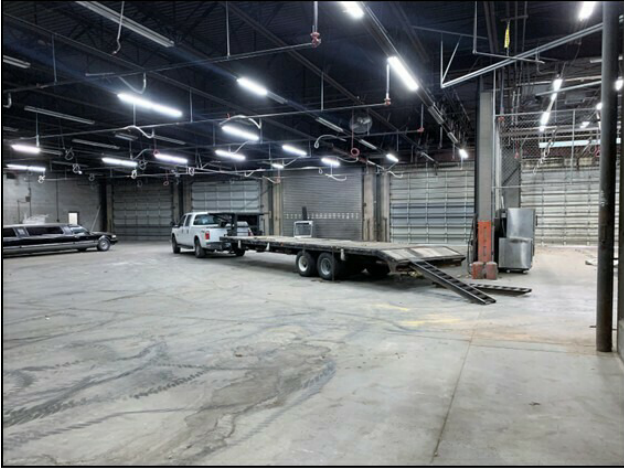
**Access from I-235**  
Via 6th St & Harrison Exits



**Access to I-235**  
Via NE 5th St

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## 621 N OKLAHOMA



### BUILDING INFORMATION

Building Size: 16,106 SF

Year Built: 1971

Three levels

Floor to roof deck: 16'0" at bottom chord

Land/parking lot has two points of ingress/egress; one from NE 6th Street, the other from N Oklahoma Ave.

7 commercial grade roll up doors:

5 East Facing Doors 14'0" x 18'1"

1 North Facing Door 14'0" x 20'2"

1 Southwest Facing Door 14'0" x 20'6"

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## 601 N OKLAHOMA



### BUILDING INFORMATION

Building Size: 15,000 SF

Year Built: 1930

Floor to beam: 11'10"

Floor to roof deck: 17'2"

Land has 3 points of ingress/egress: two from NE 5th Street and one from N Oklahoma Ave.

**5 commercial grade roll up doors:**

East Facing Southerly Door: 13'5" x 11'9"

East Facing, Middle Door: 13'5" x 13'9"

East Facing, Northerly Door: 13'0" x 11'10"

South Facing Door: 12'4" x 12'0"

West Facing Door: 11'10" x 14'2"

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## AERIAL



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