

Distribution Space | For Lease

5401 NW 4th St, Oklahoma City, OK 73127



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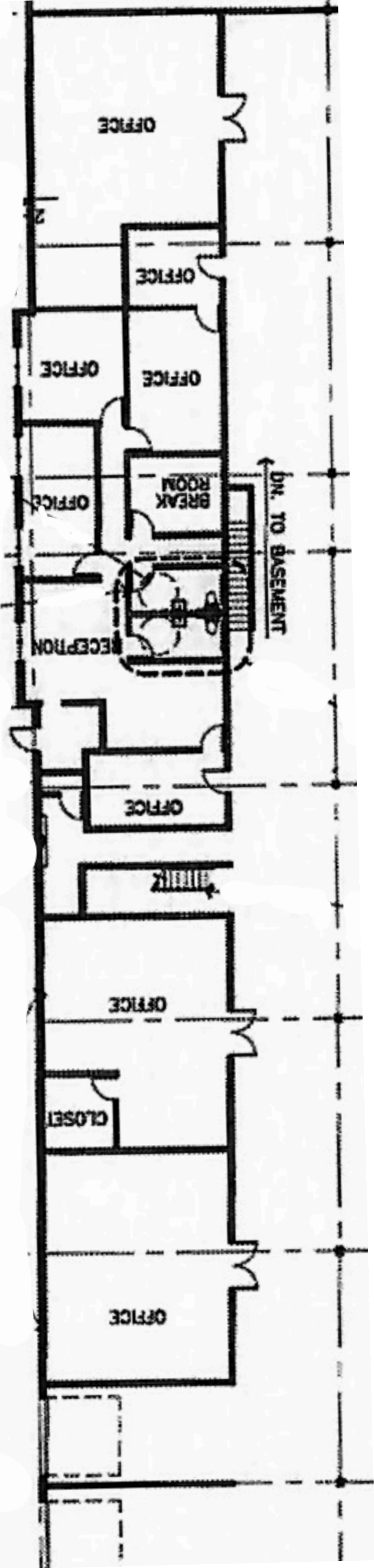
ITG INDUSTRIAL
TENANT GROUP

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Property Overview: This property, which is located in an established industrial area, is less than 1 mile north of I-40, which is accessible from either N Meridian Ave. or N MacArthur Blvd., and less than 2 miles west of I-44. This location makes for quick access to the Oklahoma City metro and surrounding locations.

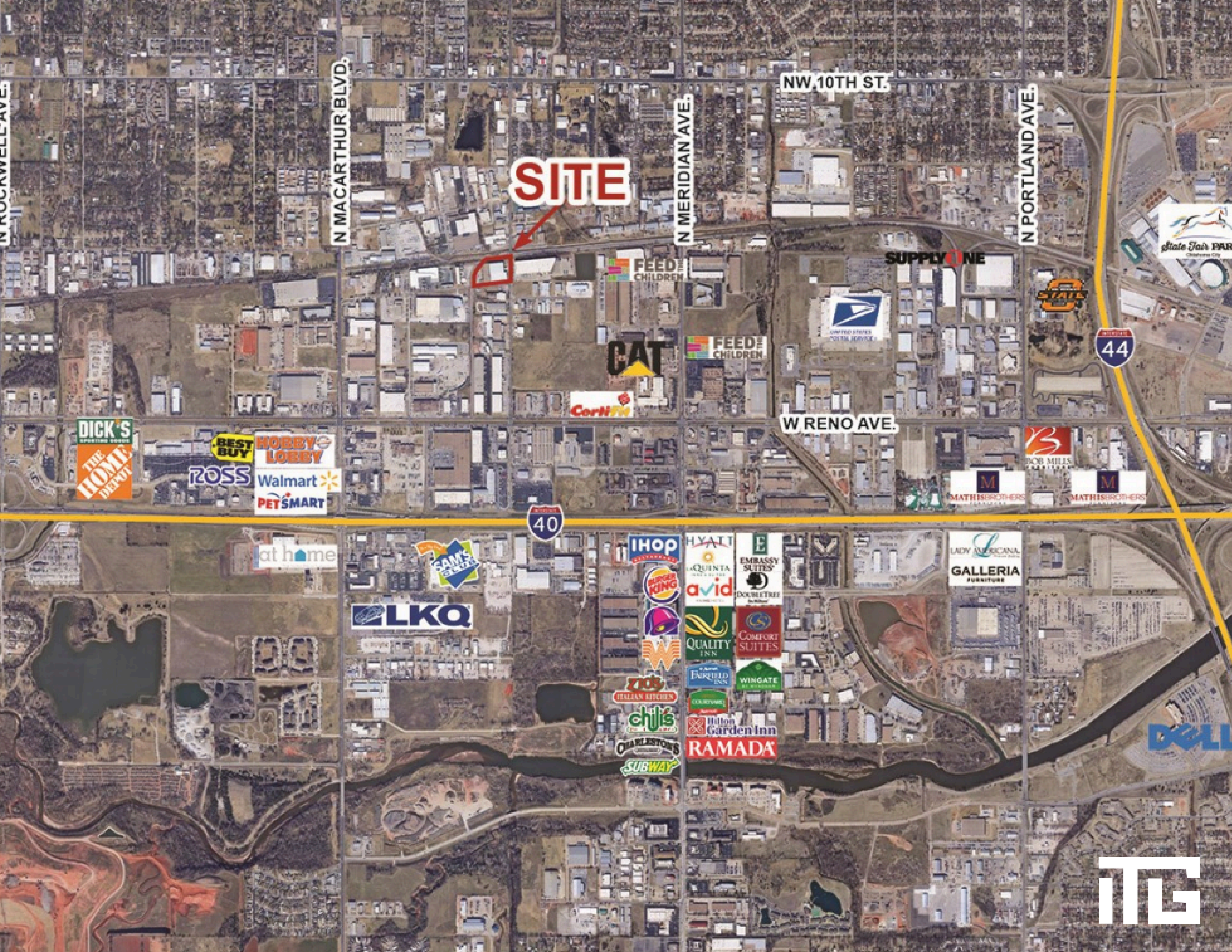
Office Space: 5 private offices, conference room, reception area, break room, two bathroom, & three large storage rooms.



DETAILS

Asking Rate:	\$4.25/Sf/Yr NNN	Office SF:	1,725 +/-
Available Space:	26,868 SF	Power:	480v, 3 Phase Heavy
NNN Est.:	\$0.84/Sf/Yr	Column Spacing:	29'W x 39'D
Clear Height:	17'	Dock Doors:	(2) 10'H x 10'W w pit levelers , (1) Exterior
Zoning:	I-2	Drive in Doors:	(1) 10'H x 10'W
Submarket:	West		
Cross Streets:	NW 4 th & N Ann Arbor Ave		





SITE

N MACARTHUR BLVD.

N MERIDIAN AVE.

NW 10TH ST.

N PORTLAND AVE.

FEED THE CHILDREN

SUPPLY ONE

CAT

FEED THE CHILDREN

UNITED STATES POSTAL SERVICE

Cori's

W RENO AVE.

STATE

44

DICK'S THE HOME DEPOT

BEST BUY HOBBY LOBBY ROSS Walmart PET SMART

FOR MILES

M MATHIS BROTHERS

M MATHIS BROTHERS

40

at home

SAM'S CLUB

LKQ

IHOP

HYATT

EMBASSY SUITES

LAQUINTA

avid

DOCKSIDE

LADY AMERICANA

GALLERIA FURNITURE

BURGER KING

QUALITY INN

COMFORT SUITES

WINGATE

PARFIELD INN

WINGATE

ZIO'S ITALIAN KITCHEN

RAMADA

Hilton Garden Inn

chili's

RAMADA

RAMADA

CHARLESTON'S SUBWAY

TEG



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**ITG INDUSTRIAL
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