

3609 SOUTH HIGH AVENUE

Oklahoma City, OK 73129

INDUSTRIAL PROPERTY FOR 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

- Energy efficient LED lighting
- Loading dock
- (5) OH doors 3 - 10'x10'; 1 - 10' x 12'; 1 - 12'x12'
- (6) Private offices
- Conference room
- (4) Bathrooms
- Full kitchen
- Fenced and concrete yard
- Exterior dry storage

OFFERING SUMMARY

Lease Rate:	\$5.15 SF/yr (NNN)
Monthly All-In:	\$9,980/month
Available SF:	16,600 SF
Lot Size:	1.75 AC
Zoning:	I-2 (moderate industrial)
Renovated:	2026

ANDREW HWANG, ESQ

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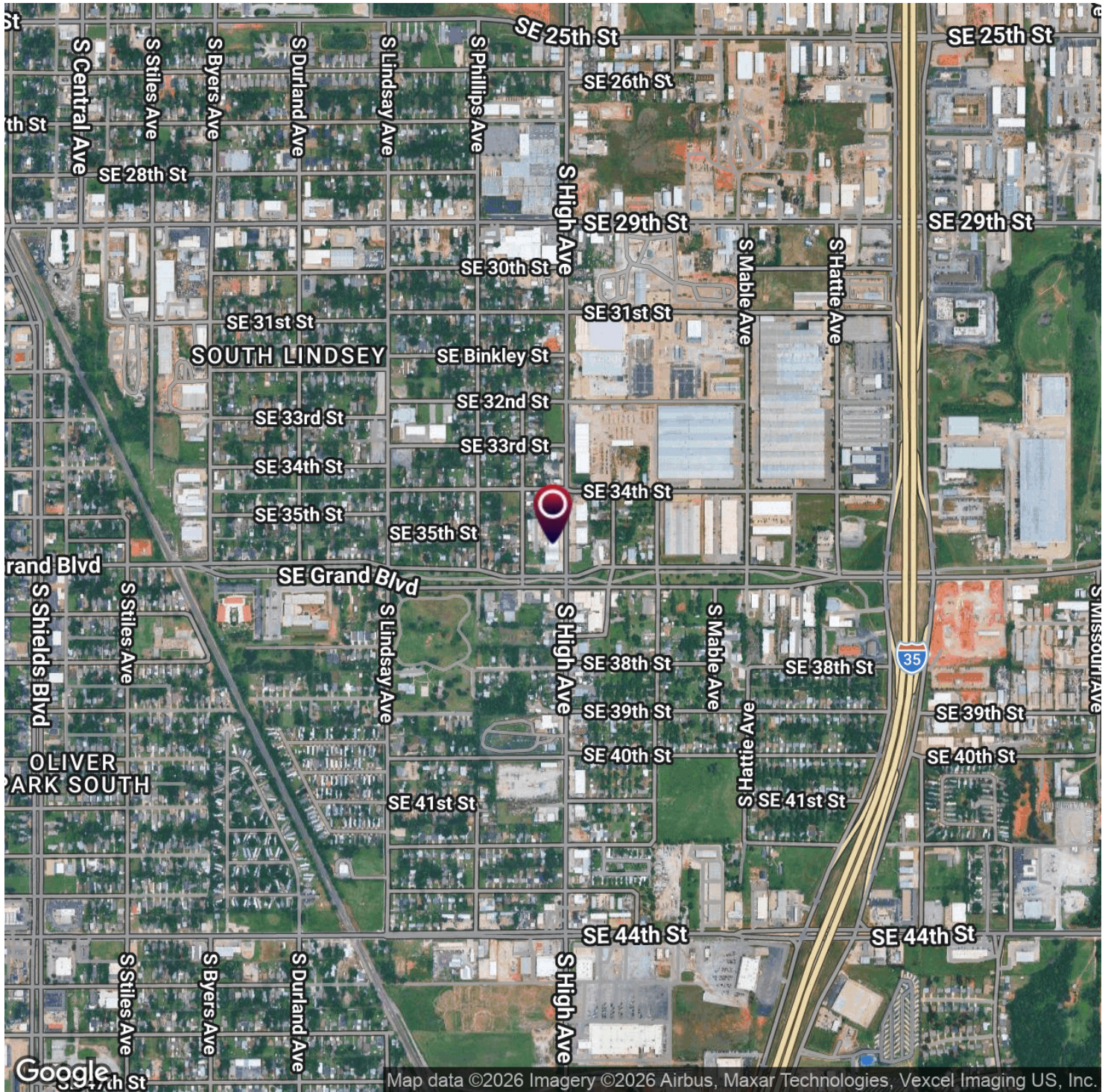
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