

499 & 336 NE 36TH

OKLAHOMA CITY, OKLAHOMA 73127

WAREHOUSE & OFFICE BUILDINGS



99,007 SF ON 8.04 AC
SALE PRICE: \$2,995,000

CBRE

PROPERTY HIGHLIGHTS

Total Building Size	99,007± SF
Warehouse	95,812 ± SF, brick and concrete block construction
Office	3,195± SF, brick construction, remodeled in 2022
Land Size	8.04± AC, majority is paved & asphalted
Zoning	I-2 (Moderate Industrial), includes Lincoln Boulevard overlay and Urban Design overlay
Yard/Truck Court	Fenced with electronic gate and access control pedestal
Security System	Yes
Power	Very heavy power (2,000+ Amps), 220/480/277 Volts, 3-Phase
Dock High Doors (w/ levelers)	30; (1) 10' x 10', (2) 8' x 10', (24) 8' x 8', (1) 10' x 16', (2) 10' x 8'
Clear Height	15' - 27'
Warehouse Highlights	Radiant heat, Gas space heating, sprinklered, LED lights, high-efficiency fluorescent lighting, dock-high loading ramp, 2-ton jib crane, skylights
Location	Located directly north of Oklahoma State Capitol Complex, near numerous state agencies, by hard corner of NE 36th at Lincoln Boulevard



AERIAL



95,812 SF WAREHOUSE

3,195 SF OFFICE

VINYARD

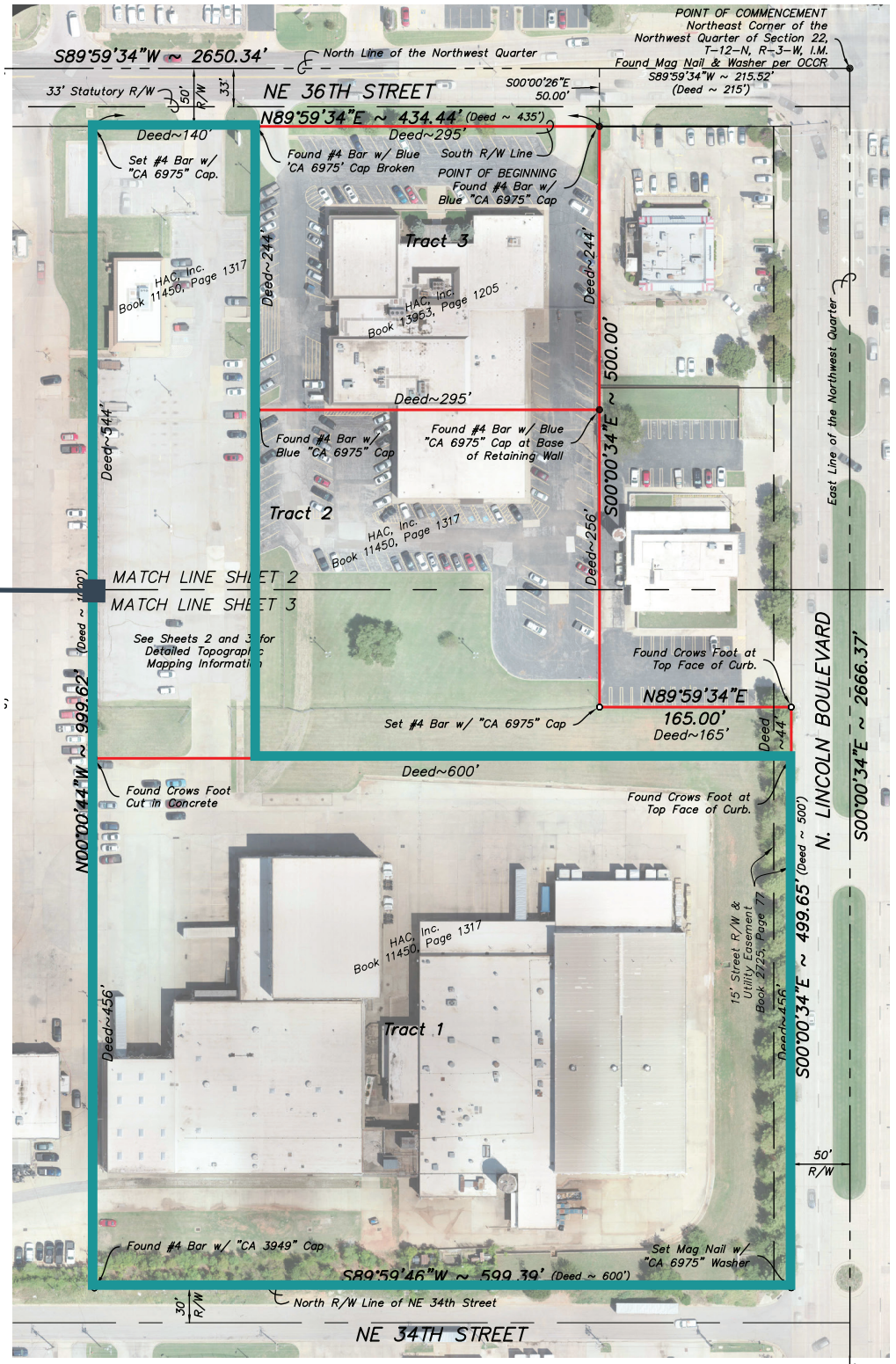
PHOTOS



SITE PLAN

8.04 AC

PROPERTY BOUNDARY



VICINITY MAP





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