

Industrial / Office / Flex Space

**40 NE 46th Street | Oklahoma City, OK 73105**



**FOR LEASE**

## About

The property at 40 NE 46th is an industrial building whose previous occupant converted much of its warehouse space into private offices, a clean room and large conference area. There is also 600 SF MOL of warehouse space with a 14' overhead door in the back of the building. If desired, the owner would consider removing office space to increase the warehouse size. The property sits on just under half an acre paved lot with excellent lighting. The lot could be used for outside storage or parking. There is 3-phase power and security infrastructure installed inside and out.

**\$5,400 Mo.**

Lease Rate/Price

**5,400 SF**

Size

**0.48 AC**

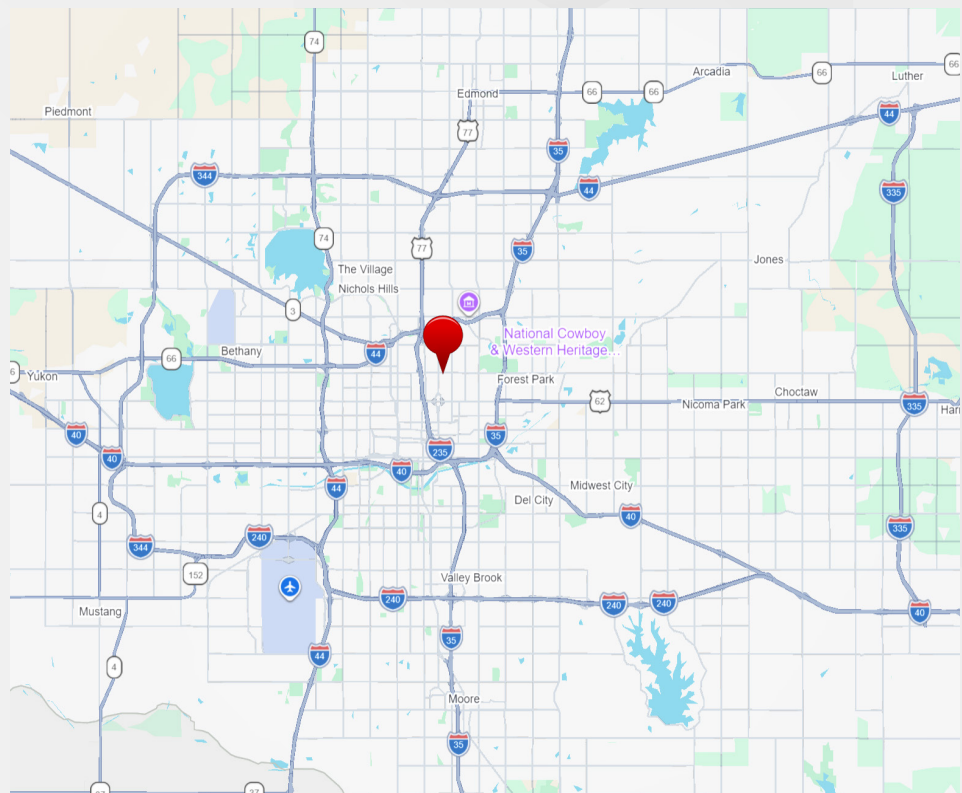
Parking

**1, 14'**

Overhead Door

**3-phase**

Power



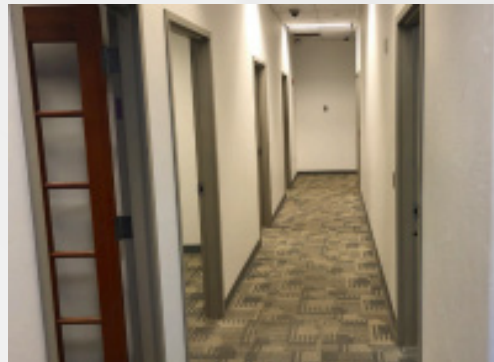
**CONTACT:** Michael Raff, VP of Brokerage  
mraff@wiggprop.com | 405.842.0100

**WIGGIN**  
PROPERTIES, LLC

Disclaimer: This material is provided for information purposes only. It is from sources believed to be reliable. However, Wiggins Properties makes no warranties or representations, expressed or implied, as to the accuracy or sufficiency of the information. It is presented subject to errors, omissions, changes or withdrawal without notice. Square footage is provided by the local County Assessor or the Owner. Photos and graphics with copyrights by Costar, Google, Wiggins Properties and independent contractors are used with permission.

Industrial / Office / Flex Space

40 NE 46th Street | Oklahoma City, OK 73105



**CONTACT:** Michael Raff, VP of Brokerage  
mraff@wigginprop.com | 405.842.0100

**WIGGIN**  
PROPERTIES, LLC