

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,999,995
LEASE RATE:	\$5.50 SF/yr (NNN)
Estimated NNN:	\$2.05 SF/yr
Building Size:	21,440 SF
Available SF:	10,000 SF
Lot Size:	36,222 SF
Number of Units:	2
Year Built:	1992
Zoning:	I-2
Market:	Oklahoma City

PROPERTY OVERVIEW

Located just minutes from I-40, I-44, and downtown Oklahoma City, this property offers quick access throughout the metro, major highways, and surrounding markets. The functional warehouse space features 17'-18' clear heights, dock-high loading, heated warehouse space, exhaust ventilation, and 3-phase power to support a variety of industrial users. This building is a great fit for businesses needing efficient warehouse and operational space in Oklahoma City.

PROPERTY HIGHLIGHTS

- 17'-18' Clear Height in Warehouse
- Dock High Loading Access with 10' x 10' Door
- Heated Warehouse Space with Exhaust Fan System
- 3-Phase Power | 240V | 400-Amp Service
- Two Restrooms and Dedicated Janitorial/Mop Sink Area

SPACES

329 S. Blackwelder Ave., Suite A

LEASE RATE:

\$5.50 SF/yr

SPACE SIZE

10,000 SF

johnny@creekcre.com
405.990.0569
JOHNNY STRADAL

tyler@creekcre.com
405.973.8435
TYLER HUXLEY

DOCK HIGH WAREHOUSE SPACE WITH EASY ACCESS TO I-40
329 S BLACKWELDER AVE | OKLAHOMA CITY, OK 73108



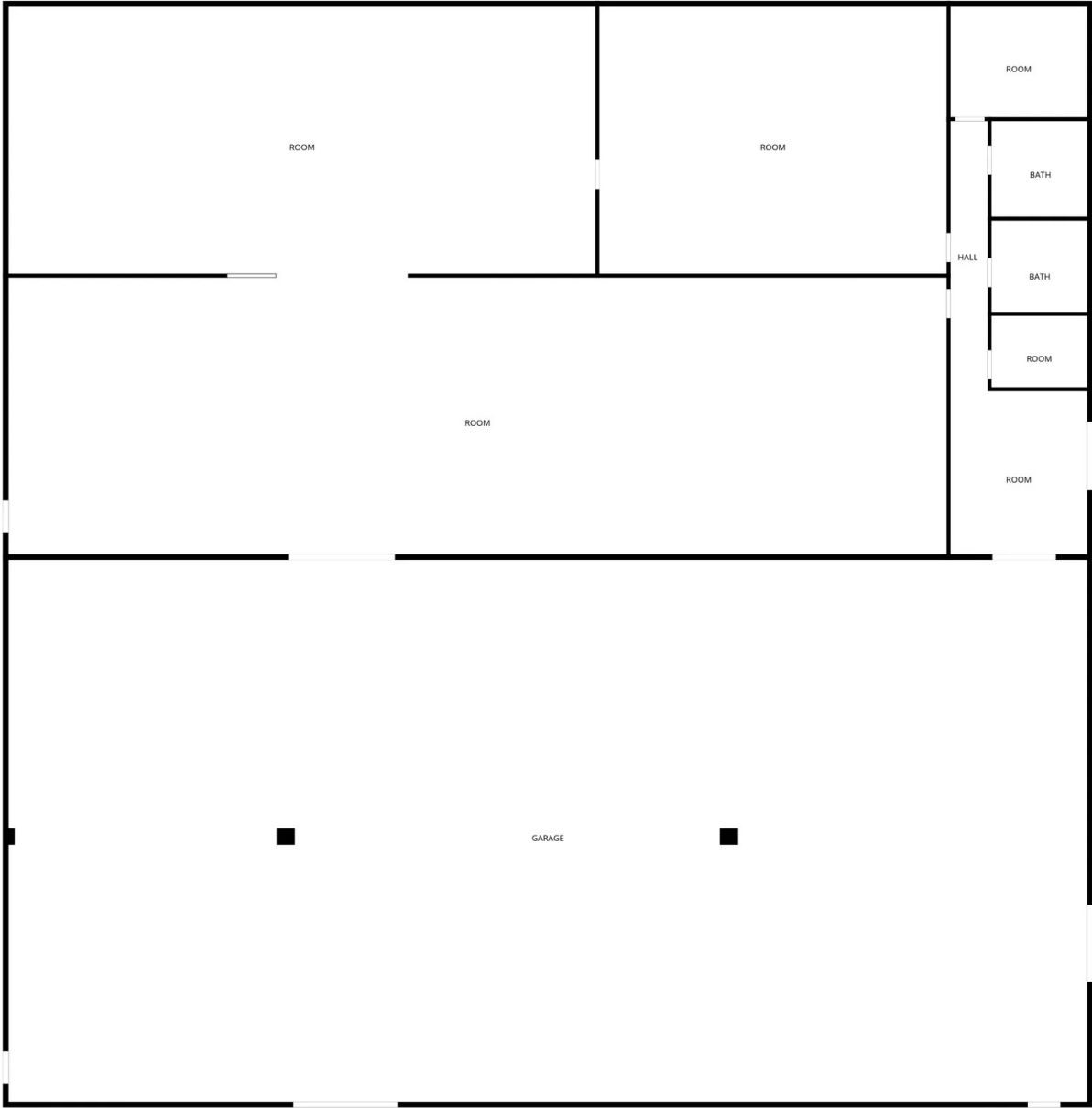
ADDITIONAL PHOTOS



johnny@creekcre.com
405.990.0569
JOHNNY STRADAL

tyler@creekcre.com
405.973.8435
TYLER HUXLEY

FLOOR PLANS

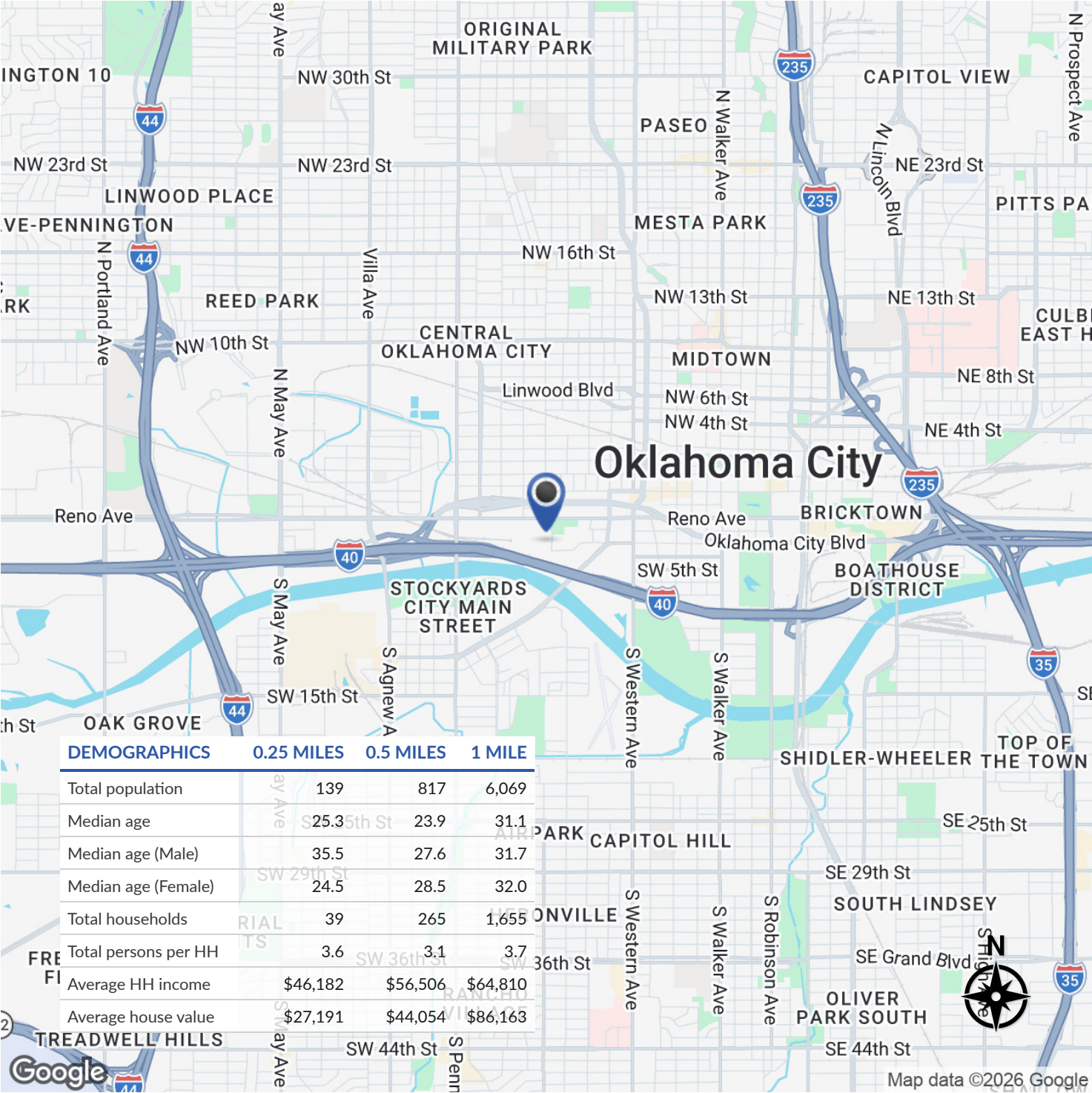


FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

johnny@creekcre.com
405.990.0569
JOHNNY STRADAL

tyler@creekcre.com
405.973.8435
TYLER HUXLEY

LOCATION MAP



johnny@creekcre.com
405.990.0569
JOHNNY STRADAL

tyler@creekcre.com
405.973.8435
TYLER HUXLEY