

CONTRACTOR-READY INDUSTRIAL FLEX SPACE HWY 97 & I-44 INTERCHANGE

±5,000 SF Units | Dual 12' x 14' Overhead Doors | 24' Clear Height | 400-Amp
3-Phase Power

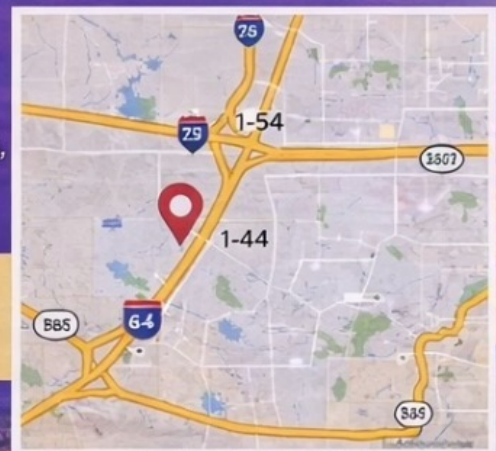


Highlights

- Adjacent to signalized Hwy 97 & I-44 interchange with +35,000 vehicles per day exposure next to QuikTrip Travel Center & Starbucks.
- Each ±5,000 SF unit includes dual 12' x 14' grade-level overhead doors, 400-AMP 3-phase power, fenced 45' wide central maneuvering court
- Column spacing 50' x 50', 24' clear height warehouse with optional ±1,000 SF office build-out
- Dedicated parking per unit + additional frontage vehicle parking flexibility along N 10th Street
- Immediate regional connectivity to I-44, Hwy 97, US-75, Hwy 169, Creek Turnpike, and Turner Turnpike.

KEY PROPERTY SPECS

Total Size:	±5,000–10,000 SF
Clear Height:	24' (20' low side)
Drive-in Doors:	Dual 12' x 14' per unit (4 total)
Power:	400-AMP 3-phase service per unit
Column Spacing	50' x 50'
Parking:	±14 spaces + additional



NOW LEASING • 918-280-8475

i44flexspace.com

QuikTrip® and Starbucks® are referenced for locational context only and are not affiliated with, endorsing, or sponsoring this property.