

2701 W. California

Oklahoma City, Oklahoma 73107



Sale Price: \$3,500,000

NOW 120-Month Lease! | NNN Lease Structure | Annual Increases



Property Highlights

- + Building Size: 23,810± SF
 - Warehouse: 9,310± SF
 - Fully climate controlled showroom/office: 14,500± SF (Includes two large storage areas with grade-level loading)
- + Land Size: 1.4± Acres
- + Power: (2) 200 amp panels; 3-phase
- + Zoning: I-1 and I-2
- + Concrete construction with aggregate finish
- + Grade Doors: (2) 8'x12' and (2) 12'x14
- + Clear Height: 16'-17'
- + Clear Span Warehouse with gas space heating and radiant heating
- + Security System with cameras and external security lighting
- + Lighting: LED
- + Retail storefront with customer counters
- + Partially Sprinkled
- + New down spouts
- + Fenced-In, asphalted storage area behind building and fenced, lit yard
- + Concrete and blacktop across entire face of building for customer parking and loading; just resealed and re-striped

Lease Abstract

Tenant: Food Service Supply (dba Oklahoma Restaurant Supply) has been the business at this location for 25 years and in existence since 1979

Parent Company: *Below*

Lease Commencement: November 2023

Lease Term: 120 Months (just extended from 60 Months)

Renewal Term: (2) Options to renew for twelve months each with 180 days notice

Cap Rate: 8.3% (annual NNN rent of \$291,434.40)

Annual Increases: 2% each year after year 2

Lease Structure: NNN

Tenant Obligations: Repair, maintain, and replace lighting, ceilings, floors, building systems and HVAC, electrical and plumbing fixtures, sidewalks/parking areas and other improved areas outside the building



Food Service Supply is a fast-growing commercial kitchen equipment supplier. The Company's focus is to provide quality new and used restaurant equipment to different end-users including restaurants, bakeries, bars, hotels, assisted living centers and schools.

www.foodservicesupply.com

orsusa.com

The parent company is a private equity firm acquiring growing, middle-market service, distribution, manufacturing and tech-enable companies. They look for an established revenue model and earnings in between \$2m and \$20m in EBITDA



Showroom



Showroom



Showroom



Warehouse



Entry



Office



Single-Tenant Net-Leased Investment



Location: Half a mile north of I-40, 1.5 miles east of I-44, and 4 miles west of the I-35 / I-235 interchange.



Contact Us

Randy Lacey, SIOR
Senior Vice President
+1 405 607 6062
randy.lacey@cbre.com

Chris Zach, SIOR, CPA
Vice President
+1 405 607 6313
chris.zach@cbre.com

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