

BROADWAY EXTENSION WAREHOUSE

11601 N Santa Fe, Oklahoma City, OK 73114

INDUSTRIAL PROPERTY FOR LEASE



PROPERTY DESCRIPTION

This 18,600 SF industrial/flex space fronts Broadway Ext, which has a traffic count of 77,000 vehicles a day. In addition, a 10'x20' pylon sign provides for unparalleled visibility. The warehouse is equipped with (4) 10'x10' overhead doors, (3) 12'x12' overhead doors, (2) shop bathrooms, and a 14' clear height. The interior includes a showroom, private office, and a bathroom.

PROPERTY HIGHLIGHTS

- 10'x20' pylon sign - incredible visibility from Broadway Ext
- 14' Clear height
- (4) Overhead doors 10'x10'
- (3) Overhead doors 12'x12'
- Showroom, private office, and (3) bathrooms
- Security fence

OFFERING SUMMARY

Lease Rate:	\$7.96 SF/yr (NNN)
NNN:	\$2.00/SF
Building Size:	18,600 SF
Lot Size:	1.25 Acres
Market:	Oklahoma City
Zoning:	Industrial

ANDREW HWANG, ESQ

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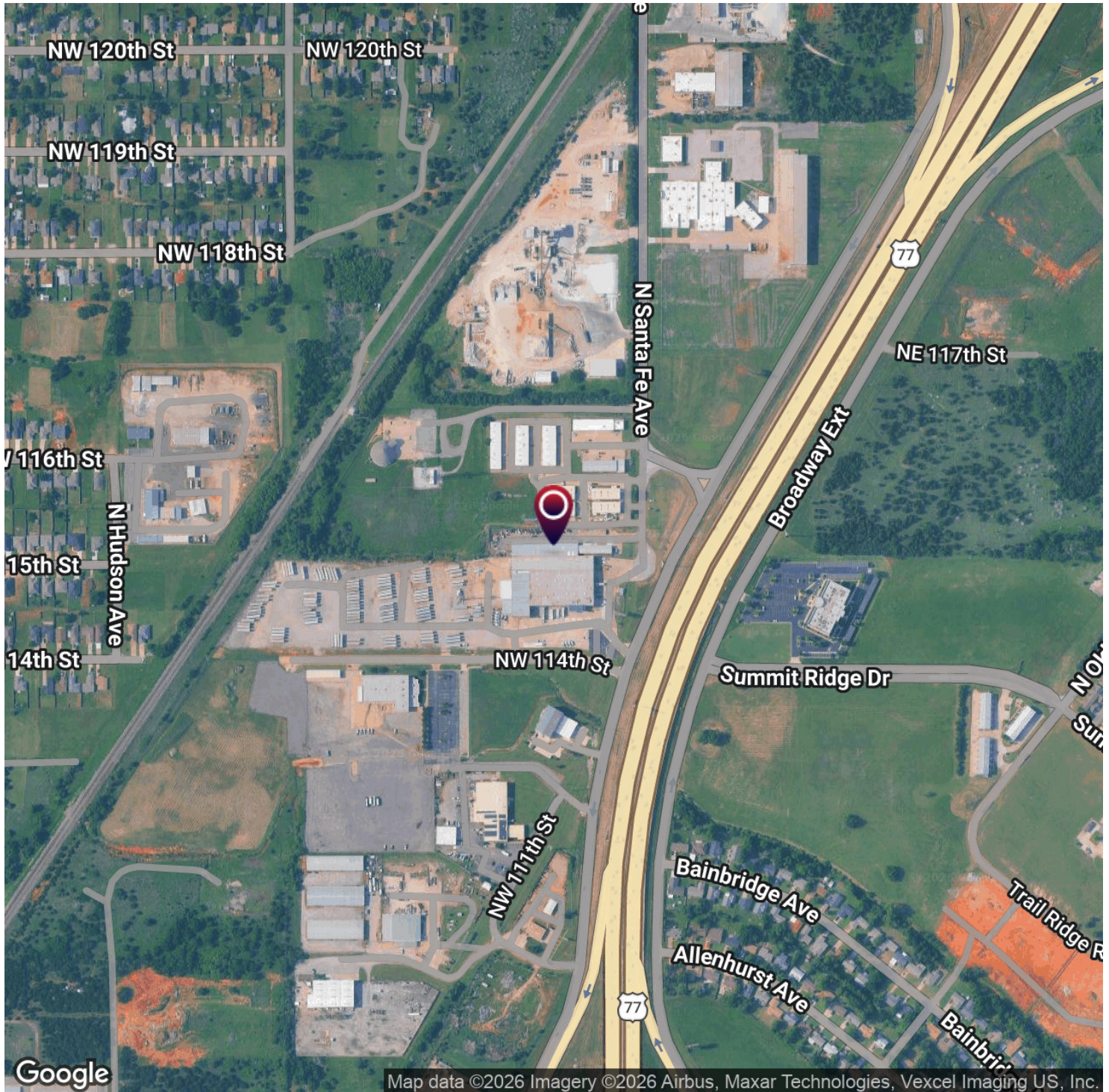
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