

# 116 NE 37TH STREET

OKLAHOMA CITY, OK 73105

**BLOCK ONE**

REAL ESTATE

## NEW INDUSTRIAL WAREHOUSE SPACE AVAILABLE

4,050 SF – 8,100 SF AVAILABLE



LEASE RATE:  
**\$17.75**  
/SF MG

LEASE TYPE: MG



### PROPERTY HIGHLIGHTS



Newly Constructed Industrial Building



Fully Fenced & Gated Site



Four 14' x 14' Overhead Doors



Insulated Building with Heater



3-Phase Power



City Water & Sewer



Secure Outdoor Storage & Parking



Ideal for Contractors, Service  
Businesses & Light Industrial Users



### AVAILABLE SPACE

SUITE	SIZE
SUITE 1	4,050 SF
SUITE 2	4,050 SF
<b>COMBINED</b>	<b>8,100 SF</b>

AVAILABLE NOW



### LOCATION BENEFITS



Minutes from  
I-235



Central  
Oklahoma City  
Location



Easy Access to  
Downtown OKC



Excellent  
Industrial  
Connectivity



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**BLOCK ONE**

REAL ESTATE



15104 TRADITIONS BLVD  
SUITE A  
EDMOND, OK 73013

**MOVE-IN READY INDUSTRIAL SPACE**