

# 7001 S Sooner Road

Oklahoma City, Oklahoma 73135

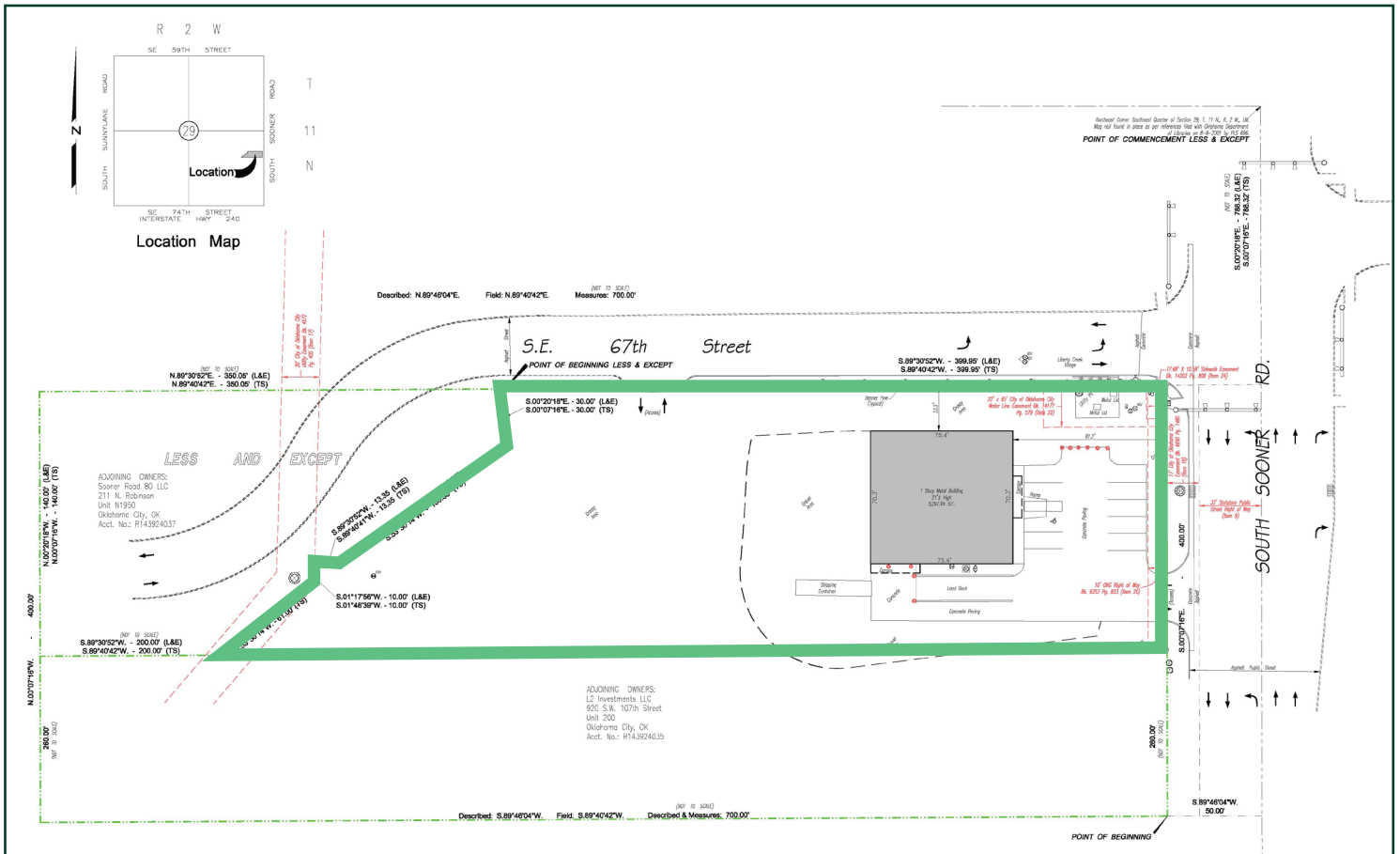


**Sale Price: \$835,000**

## *Property Highlights*

- + Building Size: 5,250± SF
  - Office: 450± SF (30' x 15')
- + 100% climate controlled and very well insulated
- + Land Size: 1.32± AC
- + Zoning I-2 (Moderate Industrial)
- + Clear Height: 14' - 18'
- + Lighting: High-efficiency fluorescent
- + Power: 250 Amps, 208/120 V | 3 Phase
- + Includes fully-equipped truck well loading dock
- + One (1) grade-level power-lift door (10' x 12')
- + Column Space: Clear Span
- + Safe Room
- + Two restrooms
- + External security lighting
- + Heavy-duty mezzanine with fork lift gate (60' x 30' area)
- + Located in a high-traffic area with 140' of frontage on S Sooner Road

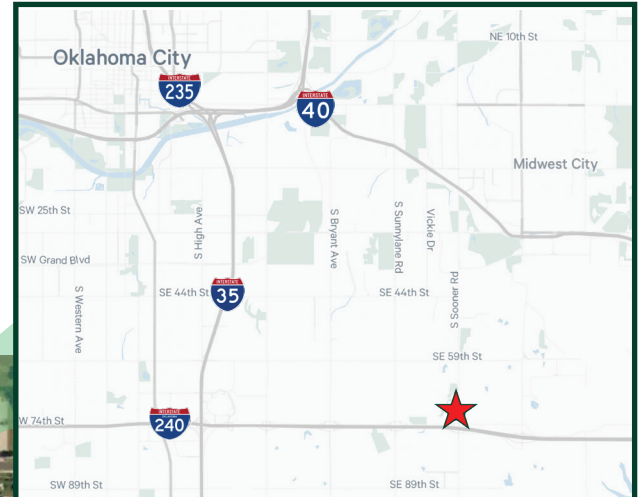
# Survey



# Photos



# Vicinity Map



## Contact Us

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