



FOR LEASE



2010-2021 Exchange Ave, Oklahoma City, Oklahoma 73108

Presented By: **Shyon Keoppel**
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2010-2021 Exchange Ave, Oklahoma City

PROPERTY OVERVIEW

Unlimited Potential!

Are you looking to elevate your business operation? Or do you need more storage space? This property is ready for immediate use by experienced businesses looking to expand.

Facility Highlights:

- ADA Compliant Restroom
- Grade Level Doors
- 12 Drive In Bays
- 12' Clearance Height
- Lots of square footage for storage
- Located in Historic Oklahoma National Stockyards District
- Built in 1948 / Renovated in 2021
- Zoned I-2

Why Lease Here?

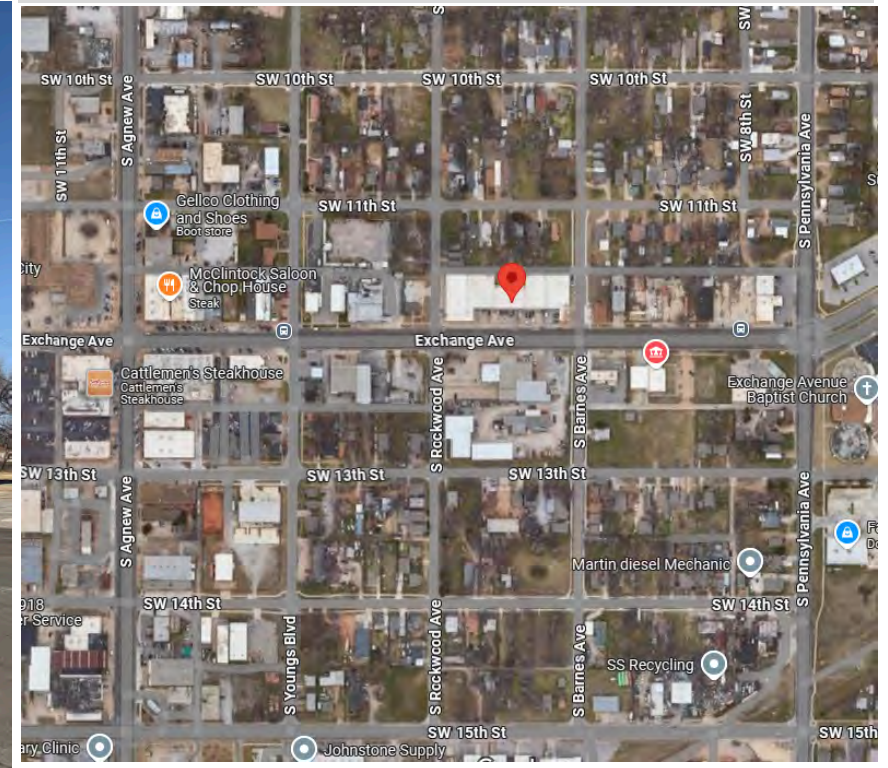
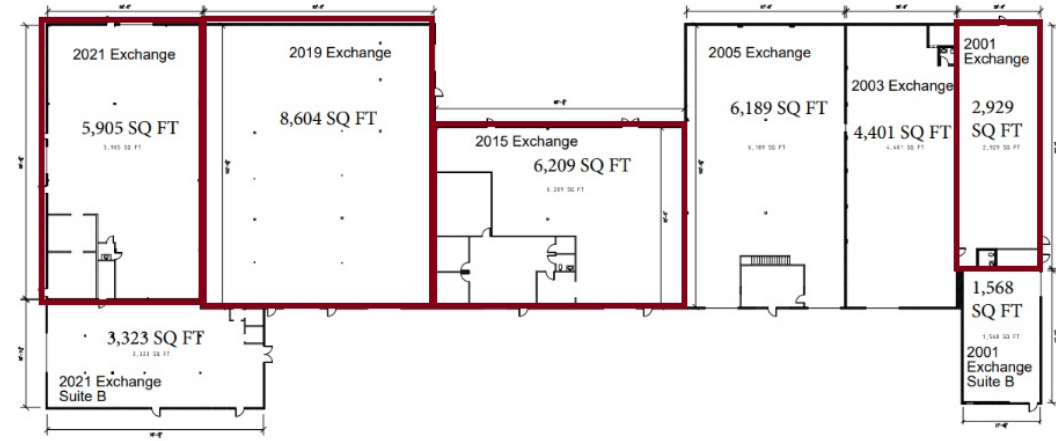
- 30 DAY FREE RENT PERIOD!!
- Move-in Ready: Avoid months of costly build-outs and get moved right in.
- Prime Location: Located centrally with easy access for distribution and logistics, ideal for both local and regional operations.
- Support for Growth: High traffic area with large population

Call: Shyon Keoppel @ 405-229-1475 | shyon@skventuregroup.com

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OFFERING SUMMARY

| | |
|---------------------|--|
| BUILDING SF | 2,929 - 8,604 SF |
| LAND SIZE | 1.15 Acres MOL |
| BASE RENT | \$4.75- \$6.00 / sf (30 day free rent) |
| LEASE TYPE | NNN |
| NNN FEE | \$0.73 / sf, plus 3% mgmt fee |
| TYPICAL TERM | 3+ Years |
| CO-BROKERAGE | 3% Primary Term |



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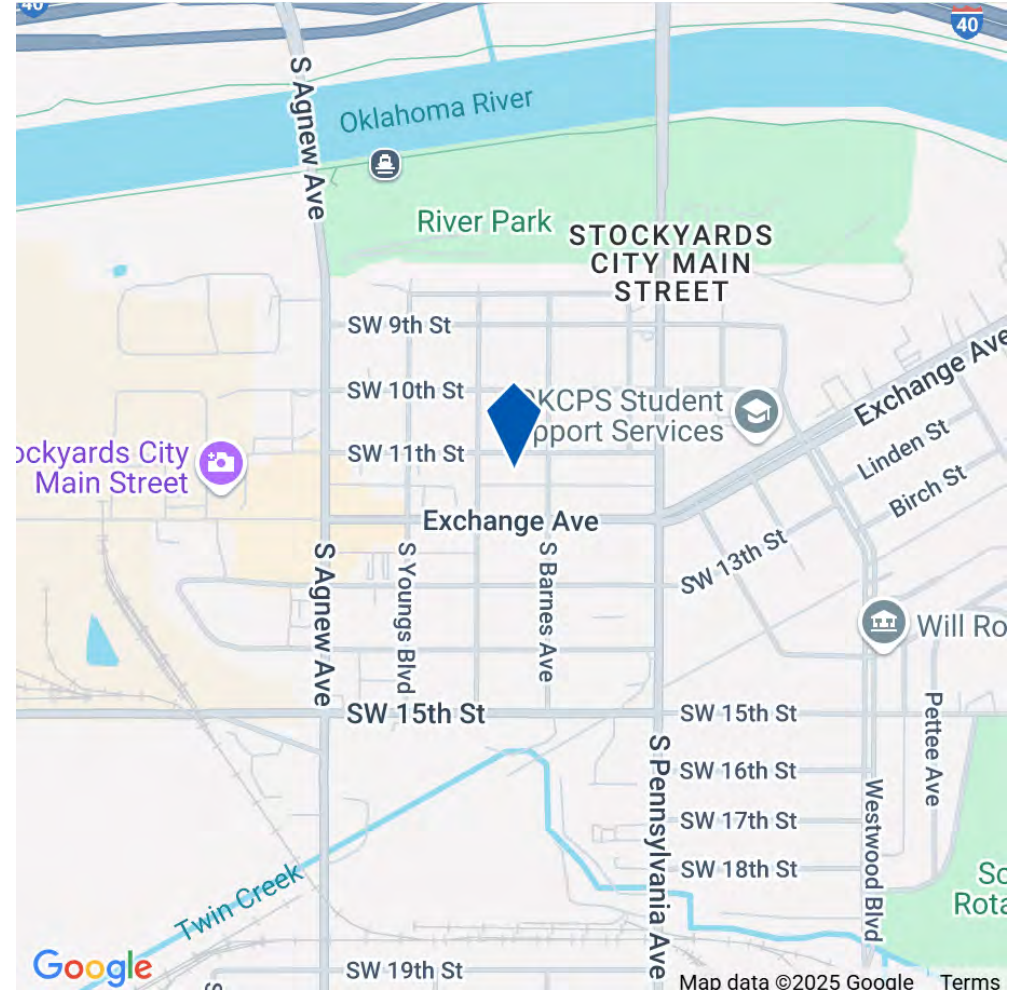


FOR LEASE

Highlights:

- Close to I-40
- Close to I-44
- Situated within OKC's Historic Stockyards District
- Less than 10 minutes from downtown OKC
- Move-In Ready
- 30 DAYS FREE RENT!

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OTHER PROPERTIES AVAILABLE

FOR LEASE

2010-2021 Exchange Ave, Oklahoma City, OK
-2,929 - 8,406 SF @ \$4.75-\$7.00/SF plus NNN
3841 NW 10th, Oklahoma City, OK
-1,875 – 2,035 SF @ \$5.00-\$7.00/SF plus NNN
1704 NW 6th, Oklahoma City, OK
-3,500 – 13,598 SF @ \$5.50-\$6.75 /SF plus NNN
2412 SW 14th, Oklahoma City, OK
-5,083 – 7,140 SF @ \$6/SF plus NNN
8301 N Glade Ave. Oklahoma City, OK
-4,631 SF @ \$12/SF plus NNN
1236 NW 4th Oklahoma City OK
-28,700 SF @ \$3.95/SF plus NNN
1139 NW 4th St, Oklahoma City OK
-Land/Yard for Lease \$1,200/month, plus NNN

FOR SALE

3841-3845 NW 10th, Oklahoma City, OK
\$540,000
8301 Glade Ave, Oklahoma City, OK
\$622,703
508 NW 8th Oklahoma City, OK
Lot For Sale in Midtown
\$348,000
502 NW 8th Oklahoma City, OK
Lot For Sale in Midtown
\$348,000

Contact: Shyon Keoppel
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Please text for best response!

