

MANUFACTURING FACILITY FOR LEASE/SALE

7000 N Robinson Avenue, Oklahoma City, OK 73116

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$5.75/SF (NNN)
Sale Price:	\$6,000,000
Lot Size:	+/- 8.45 Acres
Zoning:	Moderate Industrial (I-2)
Clear Height:	13' - 20'
Year Built / Renovated:	1965 / 2011

LOCATION DESCRIPTION

Positioned along the highly trafficked Broadway Extension, this property offers exceptional visibility and direct access via the Broadway Extension Service Road. Ideally located between Wilshire Boulevard and NW 63rd Street, the site is just eight miles from Downtown Oklahoma City providing seamless connectivity to key routes such as Interstates 35, 40, and 44, as well as the Kilpatrick Turnpike.

PROPERTY HIGHLIGHTS

- Four exterior dock doors, twelve half docks, and two drive in doors for versatile loading options
- Situated on a large +/- 8.45 -acre lot providing ample parking and operational space
- Modern office area featuring high-end finishes and a spacious conference/multimedia room
- Solidly built with durable concrete and aggregate rock façade
- Building is mostly climate-controlled
- Equipped with high-capacity 3-phase power for industrial use

CODY BEAT

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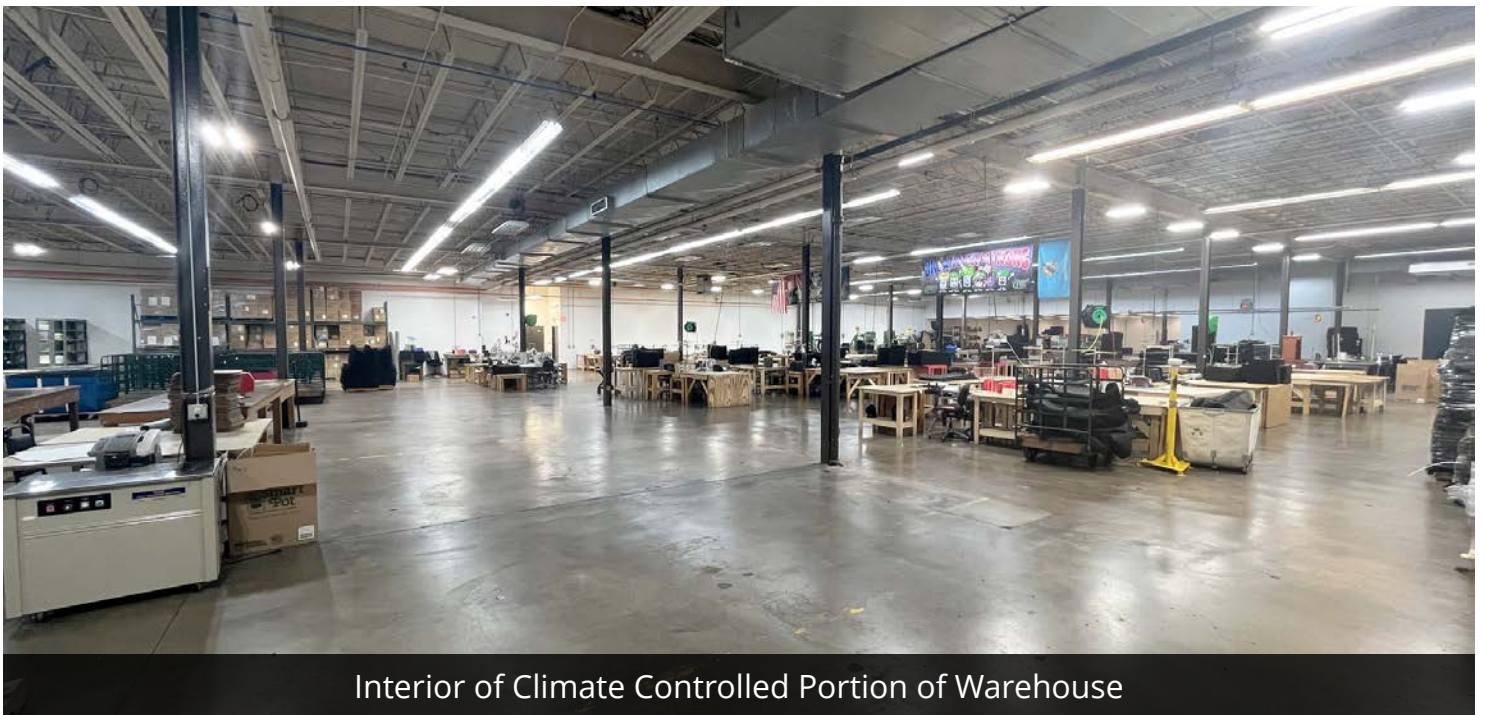
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PROPERTY PHOTOS



Interior of Warehouse



Interior of Climate Controlled Portion of Warehouse

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PROPERTY PHOTOS



Conference/Multimedia Room



Kitchenette / Break Room

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PROPERTY PHOTOS



Private Office



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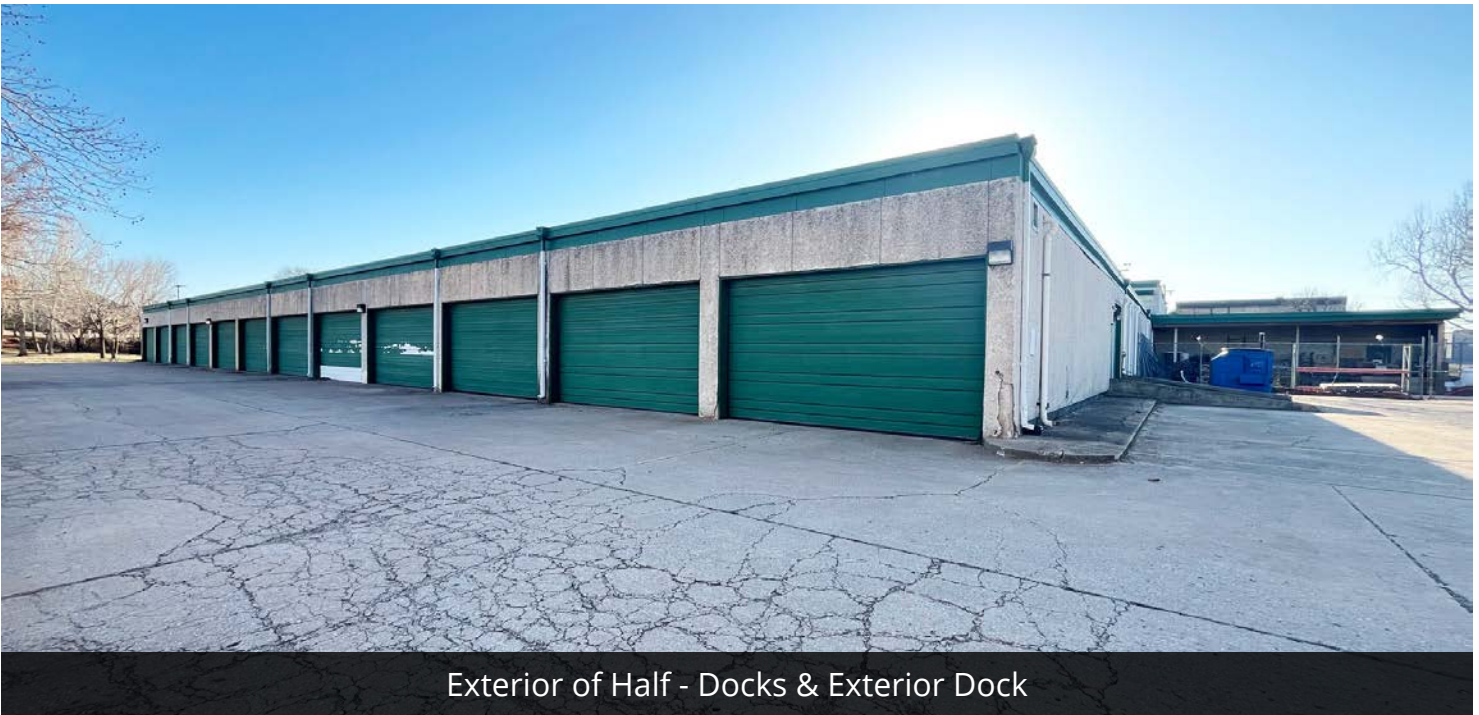
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PROPERTY PHOTOS



Exterior of Loading Docks



Exterior of Half - Docks & Exterior Dock

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AERIAL PHOTOS



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LOCATION MAP



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