

FOR LEASE



2010-2021 Exchange Ave, Oklahoma City, Oklahoma 73108



7501 Broadway Extension
Oklahoma City, OK 73116

Presented By:

Shyon Keoppel

Sales Associate

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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

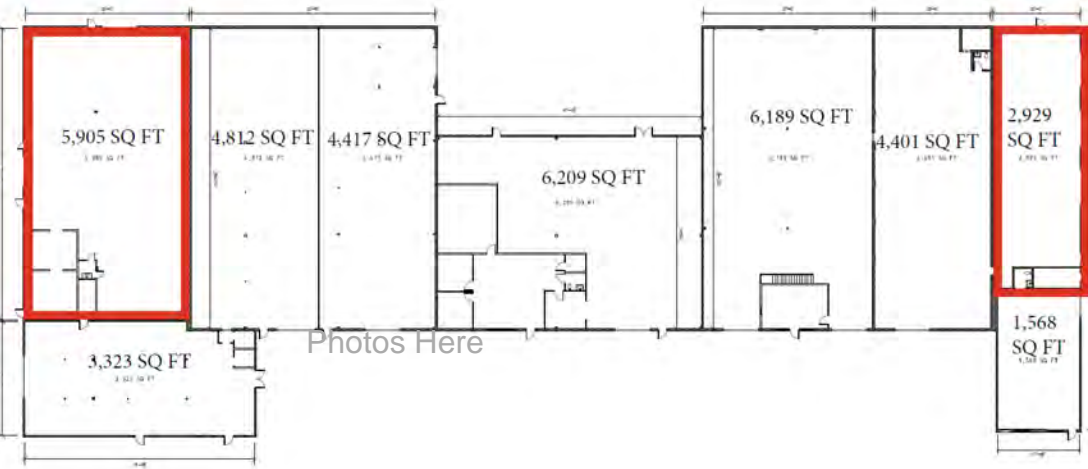
Why Lease Here?

- 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

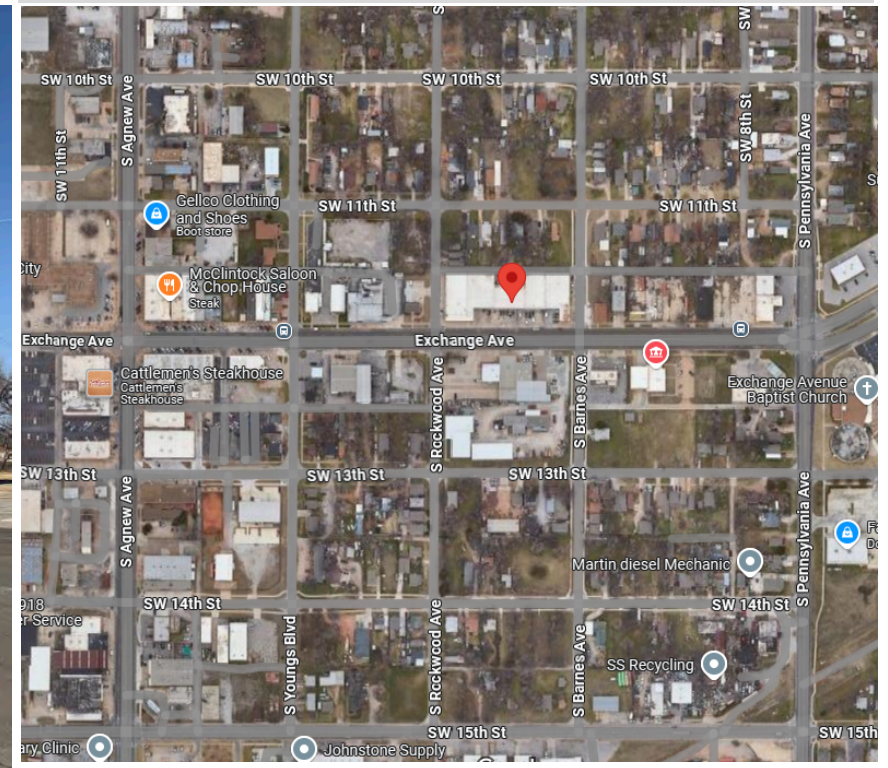
Assisted by: Heather Wolf @ 405-837-0528 | heather@iwpok.com

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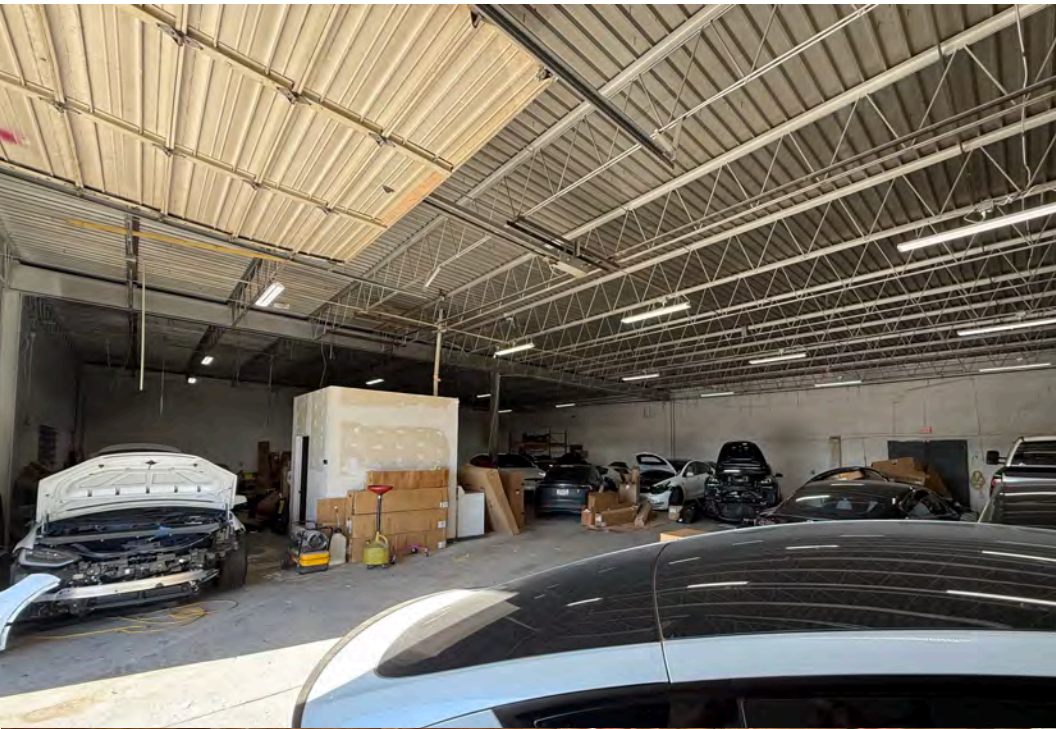


OFFERING SUMMARY

BUILDING SF	2,929 - 5,905 SF
LAND SIZE	1.15 Acres MOL
BASE RENT	\$4.75- \$6.00 / sf (30 day free rent)
LEASE TYPE	NNN
NNN FEE	\$0.70 / sf, plus 3% mgmt fee
TYPICAL TERM	3+ Years
CO-BROKERAGE	3% Primary Term



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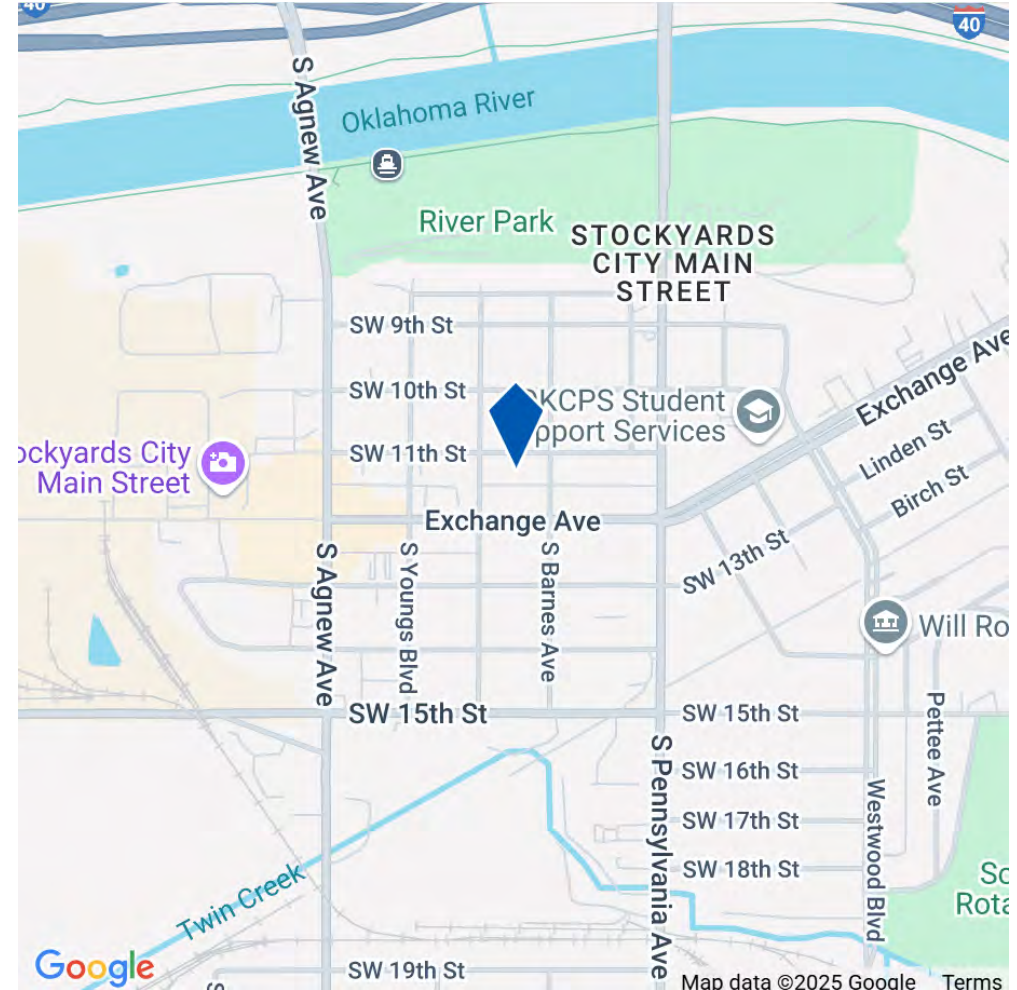
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Highlights:

- 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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