

For Lease | Industrial Warehouse

CBRE

2609-2617 S Ann Arbor Avenue

Oklahoma City, OK 73128



Jason Hammock, SIOR, CCIM

First Vice President

+1 405 315 0725

jason.hammock@cbre.com

Caitlin Mazaheri, SIOR, CCIM

Vice President

+1 405 413 2315

caitlin.mazaheri@cbre.com

Lease Rate: \$12.00 PSF NNN

Highlights

- + Total Available Space: 13,500± SF
- + Total Land Size: 1.53± Total AC
- + Built in 2025
- + Metal Construction
- + I-2 Zoning
- + Ample Parking
- + Clear Height: 20'
- + (6) Drive-in Doors
- + Power: 200A, 120/208V, 3-phase
- + Fenced and gated yard with security lighting

Suite A

- + Available SF: 6,750± SF
 - Warehouse: 5,656± SF
 - Office: 1,094± SF
- + North Concrete Yard: 13,464± SF
- + 1 reception room, 1 breakout room, and 1 Safe room/IT room
- + Two ADA restrooms (One in office; one in warehouse)
- + (3) 14'x14' Grade level garage doors with openers

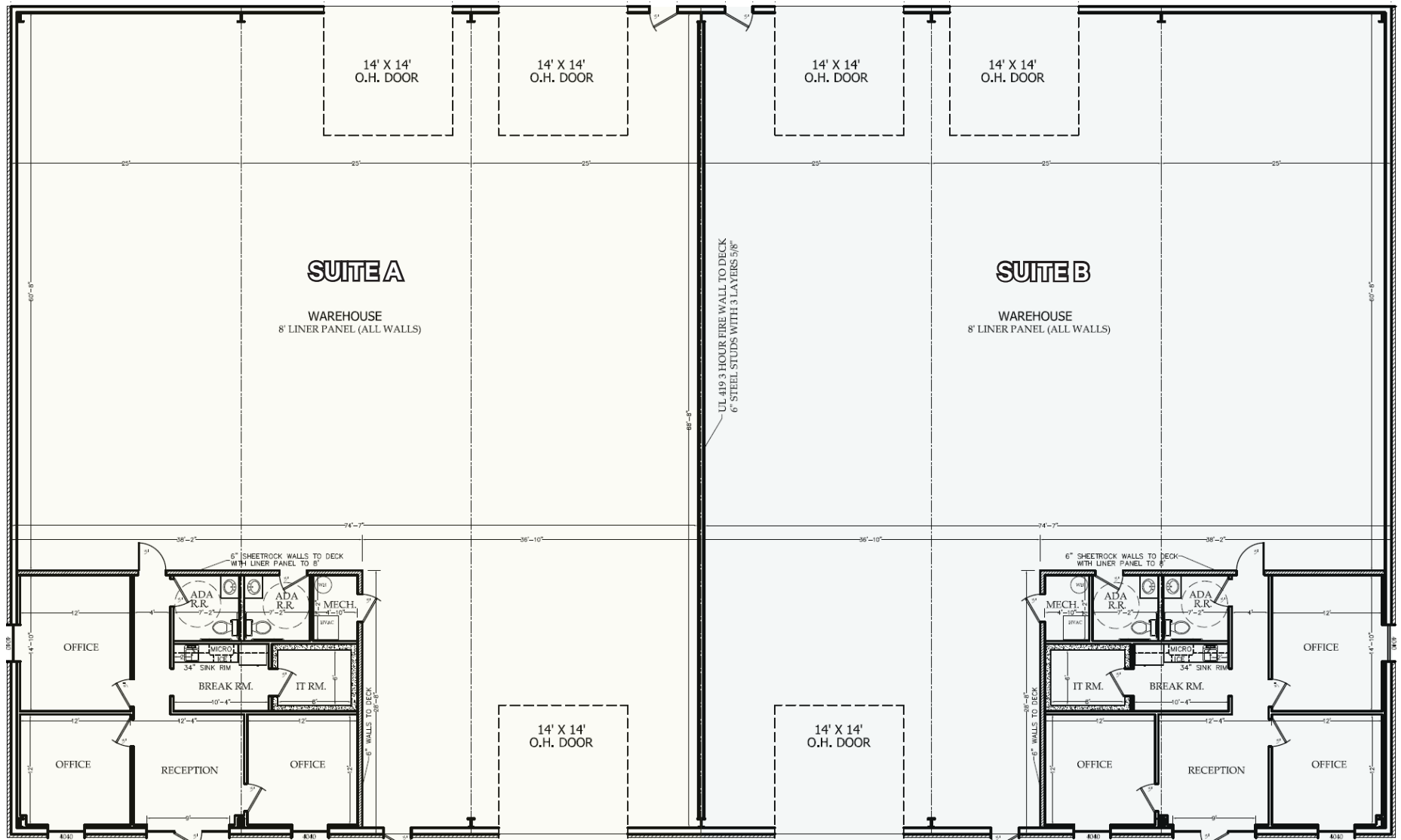
Suite B

- + Available SF: 6,750± SF
 - Warehouse: 5,656± SF
 - Office: 1,094± SF
- + South Concrete Yard: 16,104± SF
- + 1 reception room, 1 breakout room, and 1 Safe room/IT room
- + Two ADA restrooms (One in office; one in warehouse)
- + (3) 14'x14' Grade level garage doors with openers



© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

Floor Plan



© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

For Sale or Lease | Industrial Warehouse

CBRE



Jason Hammock, SIOR, CCIM
First Vice President
+1 405 315 0725
jason.hammock@cbre.com

Caitlin Mazaheri, SIOR, CCIM
Vice President
+1 405 413 2315
caitlin.mazaheri@cbre.com

Lease Rate: \$12.00 PSF NNN