

# 4700 N Bryant Ave

Oklahoma City, OK 73121



**Lease Rate: \$25,000 per month NNN**

## Property Description

This I-35 frontage property is conveniently located for all your business needs.

With a new hard-compacted gravel yard in the rear and concrete yard up front, this site allows for plenty of outdoor storage above and beyond the 35,040 SF indoor warehouse. Wash bays, paint booths, and heavy power made this property fit a variety of needs.

Available for lease now; available for sale November 2026 at \$4,500,000.

## Property Highlights

- + Building Size: 35,040± SF
- + Office: 6,782± SF
- + Land Size: 3.67± Acres
- + 1 dock door; 6 total doors
- + New roof, 2019
- + Clear Height: 25', 20' eve
- + Power: 1000 Amps, 3-Phase
- + Fully sprinklered building
- + Updated LED lighting throughout



# Vicinity Map



## Contact

**Danny Rivera**  
Senior Vice President  
+1 405 408 5449  
danny.rivera@cbre.com

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