

**OFFICE & WAREHOUSE
3020 & 3200 ALUMA VALLEY DR.
OKLAHOMA CITY, OK 73121**

FOR LEASE: \$7 - \$9 psf NNN



Property Information:

- Rate: \$7 - \$9 psf NNN depending on finishes & other improvements
- Zoned I-1
- 3020 Aluma Valley Dr.
 - 6,262 sf office building
 - 67,518 sf of land & yard
 - Warehouse w/4 OH doors (2 front/2 back)
 - 15' clear height
 - Small office & restroom
 - Improvement allowance available
- 3200 Aluma Valley Dr.
 - 3,277 sf office building
 - 130,827 sf of land & yard
 - White box ready for finishes
 - Improvement allowance available

Property Highlights:

- 4.55 Acres + 9,500 sf office & warehouse
- Located just east of I-35, adjacent to new I-44 interchange
- Near OKC's Adventure District (Remington Park, OKC Zoo, National Cowboy & Western Heritage Museum, USA Softball Hall of Fame, etc.)



Contact:

ROD BAKER, CCIM
bakerr@bakerfirst.com
405.947.7200
405.818.2800 (c)

Responsive • Reliable • Results
Brokerage • Development
Construction • Investments
Property Management



3020 Aluma Valley Dr.



3200 Aluma Valley Dr.



3020 Aluma Valley Dr.



3200 Aluma Valley Dr.

