

FOR LEASE

Industrial Building + Fully-Fenced Secured Yard

2125 W. Sheridan Avenue • Oklahoma City, OK 73107



Actual property photos — building, fenced secured yard, and interior clear-span.

PROPERTY HIGHLIGHTS

Building Size	±4,800 SF
Office Build-out	±10% (±480 SF finished office)
Clear Height	18'
Grade-Level Doors	Two 12'×14' + drive-down truck well
HVAC	Central heat & air
Year Built / Renovated	1998 / 2004
Secured Yard	±0.25 acre, fully fenced & gated
Total Site	±0.44 acre (±19,325 SF)
Zoning	I-2 Moderate Industrial (outdoor storage OK)
Parking	Up to ±25 spaces
Power	3-phase, 200A • Square D 42-ckt
Fire Protection	Monitored fire alarm system

LEASE TERMS

Rate: \$3,300 / month NNN

NNN — tenant pays taxes, insurance & maintenance

Term: 3 years, then year-to-year

Structure: Triple Net (NNN)

Escalation: 3% annually

Available: August 2026

Deposit: One to two months' rent

Ideal for contractors, fabricators, distributors, and service companies needing a shop with a secured yard.

LOCATION

Established industrial corridor just west of downtown Oklahoma City, minutes from I-40 and I-44. A hard-to-find small industrial shop paired with a rare fully-fenced, secured outdoor storage yard.

Leasing Contact (direct from owner — no broker):

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Information deemed reliable but not guaranteed. Offered directly by owner. Areas approximate and subject to survey. Premises exclude the existing communications-tower lease area and its access/utility easements.