



OFFERING SUMMARY

Sale Price:	\$8,750,000
Available SF:	225,000 SF
Lot Size:	11.52 Acres
Year Built:	1974
Building Size:	225,000
Renovated:	2008
Zoning:	I2
Market:	West
Price / SF:	\$38.89

PROPERTY OVERVIEW

This property is currently available for sale or lease. 77,729 is available now for occupancy. The remaining 150,000 +/- SF will be available June 30, 2020. On the attached floor plan, the immediately available space is depicted in red.

IMMEDIATE OCCUPANCY 2020

77,729 +/- SF
8,100 +/- SF Office
\$4.00 PSF NNN
12 Dock High Doors
1 Ramped Door
28' Clearance Height
Heavy 3 Phase Power

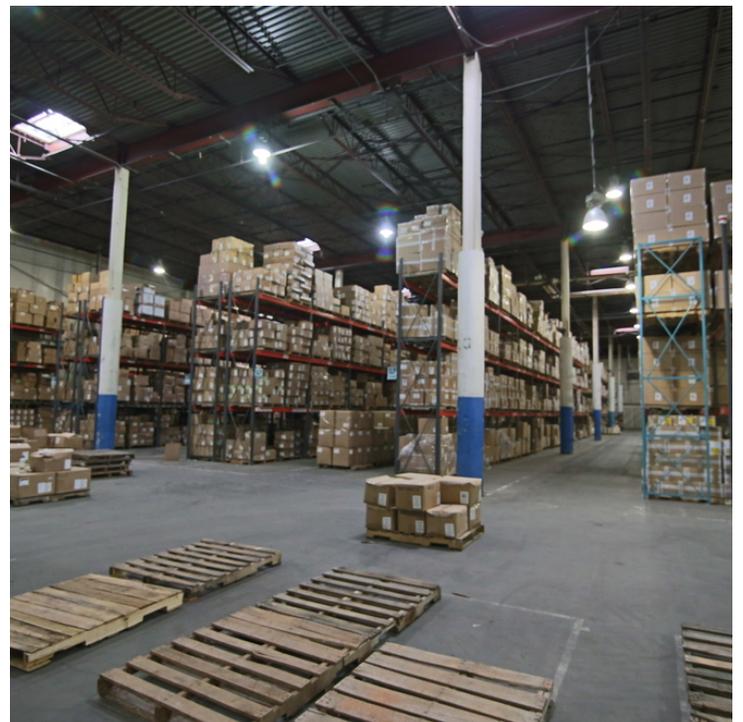
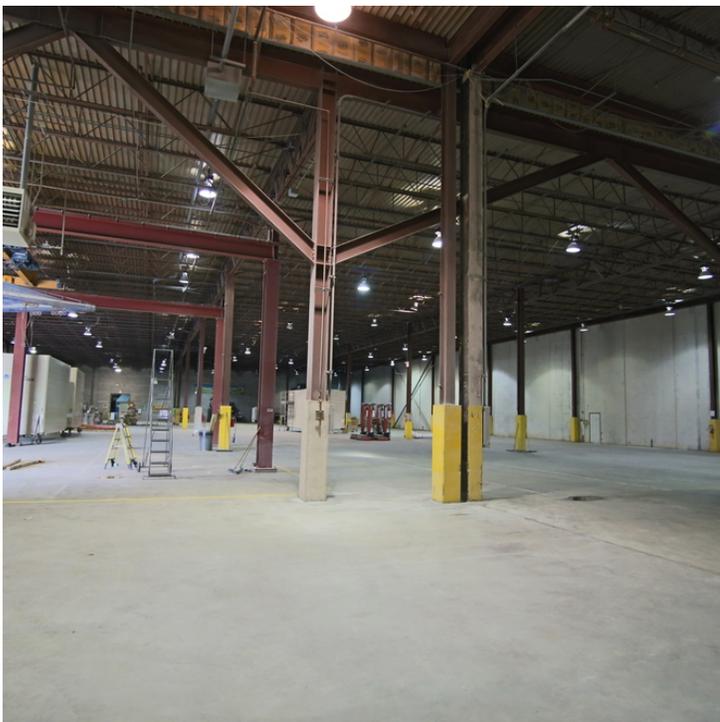
AVAILABLE JUNE 30, 2020

150,000 +/- SF
10,000 +/- SF Office
\$4 Per SF NNN
12 Dock High Doors
1 Ramped Door
28' Clearance Height
Heavy 3 Phase Power

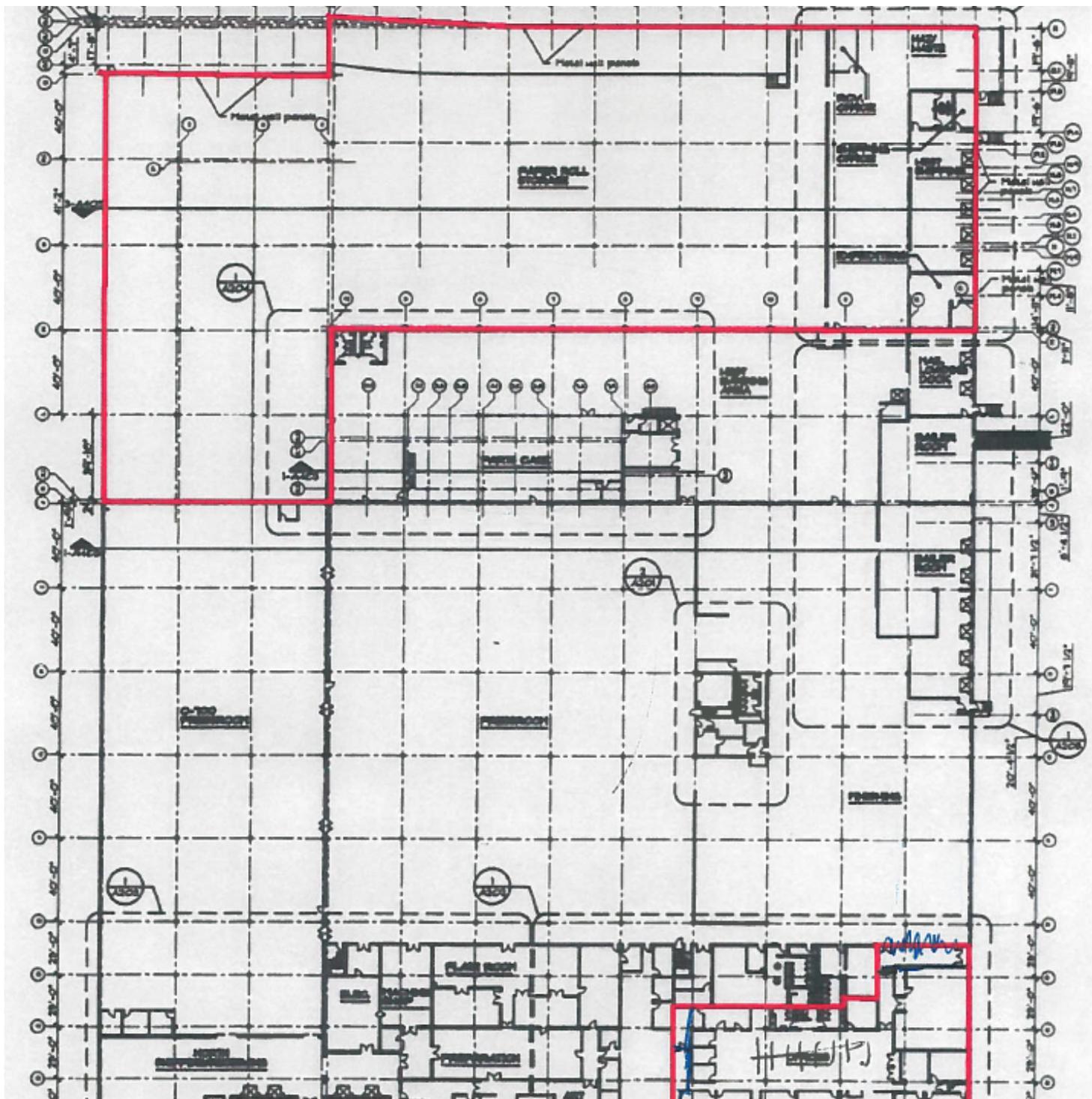
PROPERTY HIGHLIGHTS

- Concrete Block Construction
- 11.52 Acres
- 20,000 SF +/- Office Space
- 17 Dock High Doors

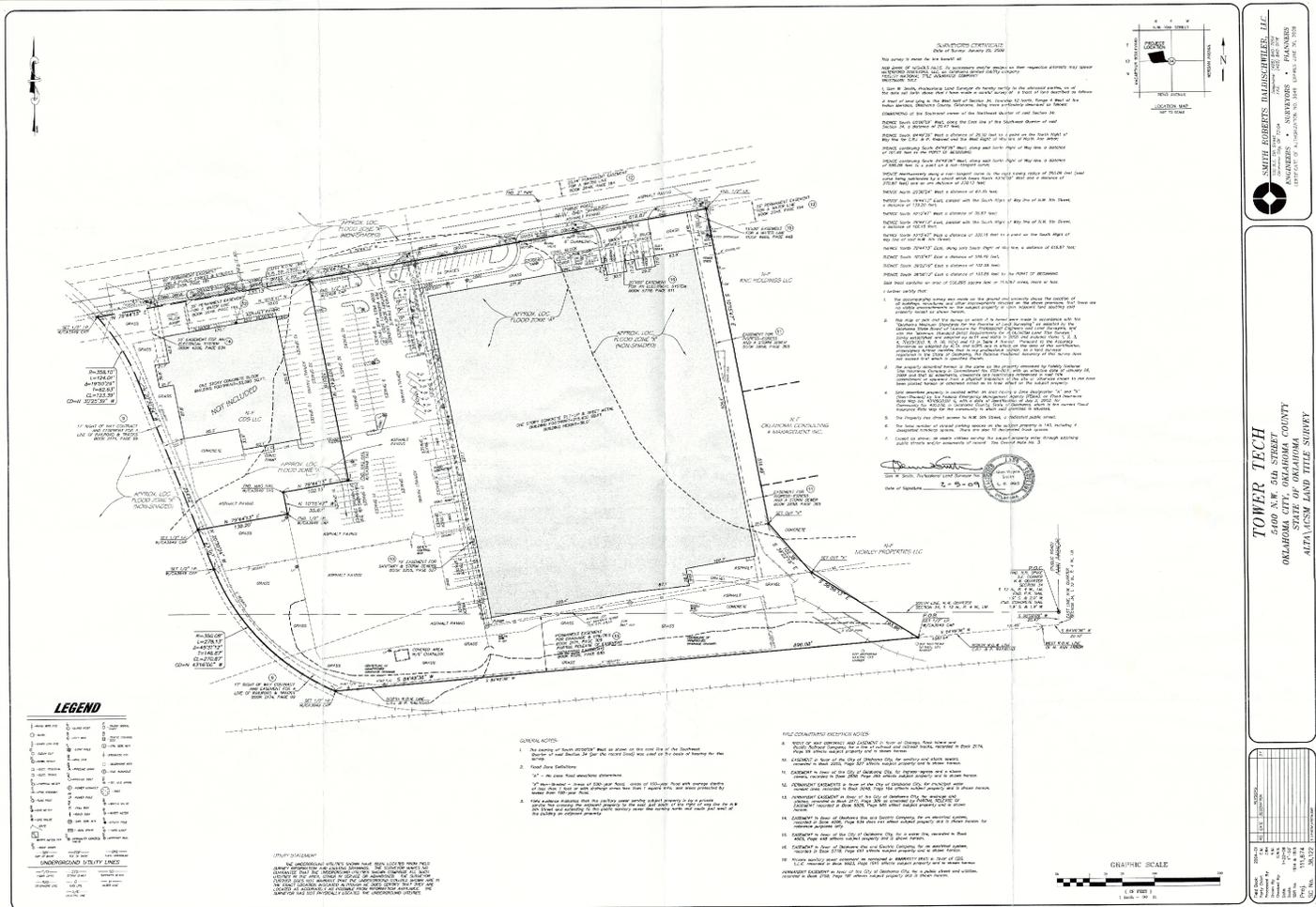
DANNY RIVERA
405.408.5449
drivera@priceedwards.com
priceedwards.com



DANNY RIVERA
405.408.5449
drivera@priceedwards.com
priceedwards.com



DANNY RIVERA
405.408.5449
drivera@priceedwards.com
priceedwards.com



DANNY RIVERA
405.408.5449
drivera@pricedwards.com
pricedwards.com

The information above has been obtained from sources believe reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. You and your legal and technical advisors should conduct a careful, independent investigation of the property to determine to your satisfaction to the suitability of the property for your needs.