

101 N. ANN ARBOR

## INDUSTRIAL SPACE WITH YARD FOR SALE



### OFFERING SUMMARY

**Sale Price:** \$3,200,000

**Price / SF:** \$57.77

**Lot Size:** 4.25+/- Acres

**Building Size:** 55,392 SF

### LOCATION OVERVIEW

Located north of W. Reno Blvd. in the Southwest Oklahoma City Industrial Corridor between Meridian Ave. and MacArthur Blvd. each having a 4-way interchange with I-40 one-half mile from the location.

### PROPERTY OVERVIEW

3 Buildings

Heavy power

I-3 "Heavy Industrial" zoning

Approximately 1.6+/- acres of fenced concrete & graveled yard

Two separate gated entrances to plant/yard area

Covered loading area

For more information please contact:

**BOB PUCKETT**

bpuckett@priceedwards.com  
405.843.7474

## BUILDING DESCRIPTIONS

### BUILDING #1

Size:	27,692+/- SF
Office Space:	5,400+/- SF - 2 story
Warehouse/Mfg. Space:	24,992+/- SF
Clear Height:	18 feet
Dock Doors:	5
Drive-In Doors:	1
Electrical Power:	240V 30kVA
Sprinkler System:	Yes, wet
Lighting:	T-5 & Mercury Vapor
Restrooms:	Office - 4, Shop - 2



### BUILDING #2

Size:	16,000+/- SF
Office Space:	510+/- SF
Warehouse/Mfg. Space:	15,490+/-
Clear Height:	20 to 23 feet
Dock Doors:	No
Drive-In Doors:	3 - 18 ft. X 14 ft.
Electrical Power:	408V 30 kVA
Sprinkler System:	Yes, wet
Lighting:	T-5 & Mercury Vapor
Restroom:	1 Mens, 1 Womens



### BUILDING #3

Size:	11,700+/- SF
Office Space:	No
Warehouse/Mfg. Space:	11,700+/- SF
Clear Height:	16 to 20 feet
Dock Doors:	No
Drive-In Doors:	One - 18 ft. X 14 ft.
Electrical Power:	208V 75 kVA
Sprinkler System:	Yes
Lighting:	T-5 & Mercury Vapor
Restroom:	No



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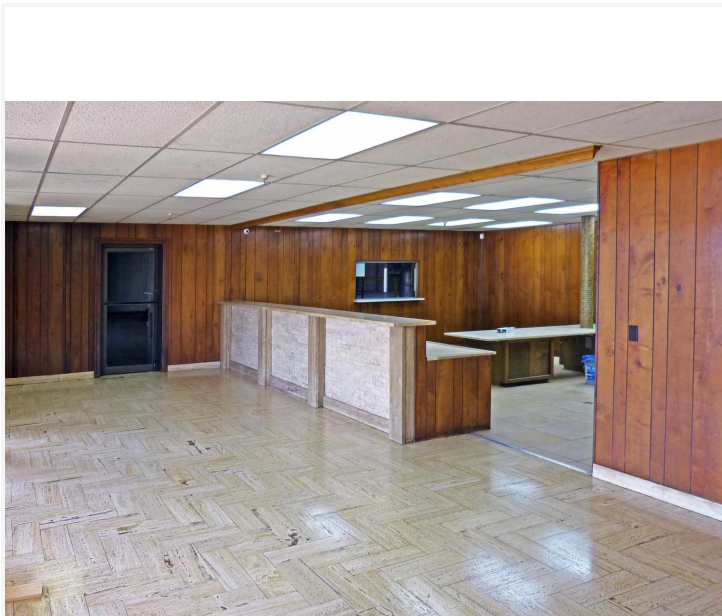
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## ADDITIONAL PHOTOS

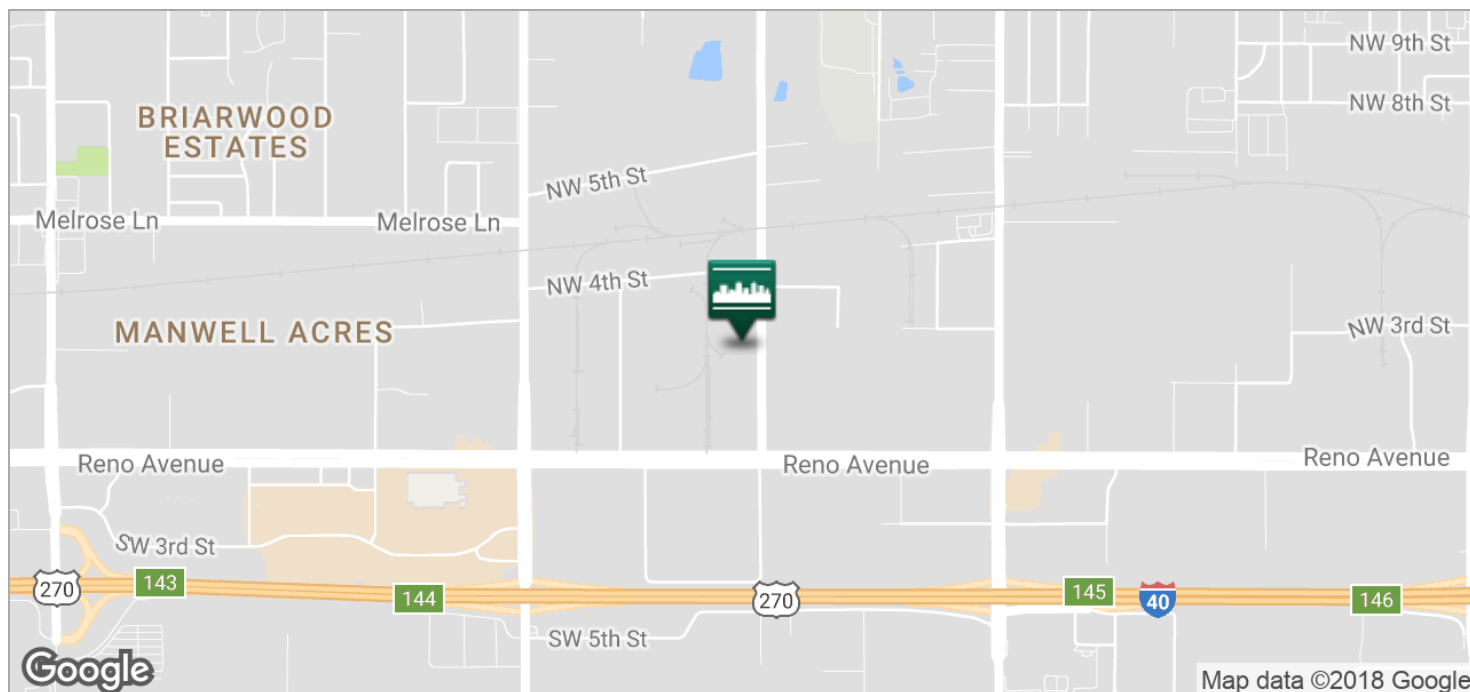


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# LOCATION MAPS



For more information please contact:

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