

Industrial Space for Sale

101 N. Ann Arbor Blvd. Oklahoma City, OK 73127



OFFERING SUMMARY

Sale Price: \$3,200,000

Price / SF: \$57.77

Lot Size: 4.25+/- Acres

Building Size: 55,392 SF

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

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.

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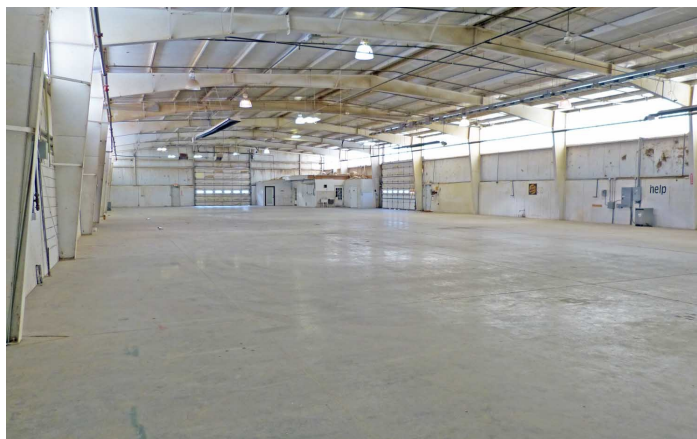
BUILDING #1

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: 480V 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: 1 - 18 ft. X 14 ft.
Electrical Power: 208V 75 kVA
Sprinkler System: Yes
Lighting: T-5 & Mercury Vapor
Restroom: No



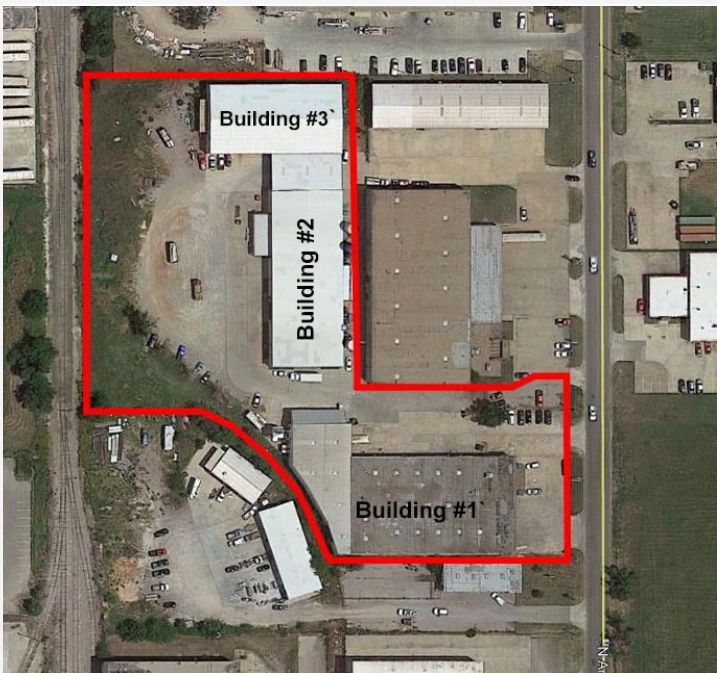
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Alternate yard entrance and covered loading area



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LOCATION DESCRIPTION

4-way interchanges with I-40 at Meridian & MacArthur, 1/2 mile from location.

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