

INDUSTRIAL/OFFICE/SHOWROOM

1740 W Main Street. Oklahoma City, OK 73106



Sale Price	\$1,500,000
------------	--------------------

OFFERING SUMMARY

Building Size:	29,589 SF
Available SF:	
Lot Size:	38,750 SF
Price / SF:	\$50.69
Year Built:	1953
Zoning:	I-2: Moderate Industrial

PROPERTY OVERVIEW

This industrial showroom property is a great opportunity for a wholesale or direct to consumer industrial user. The building offers a mix of office, showroom and partially climate controlled warehouse space. The blend of space allows for a business to be fully integrated under one roof. This property is a split level, allowing for supervisors to oversee work the warehouse at all times. The split level also acts as a natural insulator, reducing heat exchange and keeping the warehouse more comfortable.

LOCATION OVERVIEW

The property is located at the intersection of N Virginia Avenue and West Main Street. It's situated just west of downtown Oklahoma City and has great proximity to I-40 and Penn Avenue.

PROPERTY HIGHLIGHTS

Adept Commercial Real Estate, LLC
1 NE 2nd Street, Suite 101
Oklahoma City, OK 73104

Ian Duty-Dean
405.642.4677
ian@adeptcre.com

ADDITIONAL PHOTOS

INDUSTRIAL/OFFICE/SHOWROOM

1740 W Main Street. Oklahoma City, OK 73106



Adept Commercial Real Estate, LLC

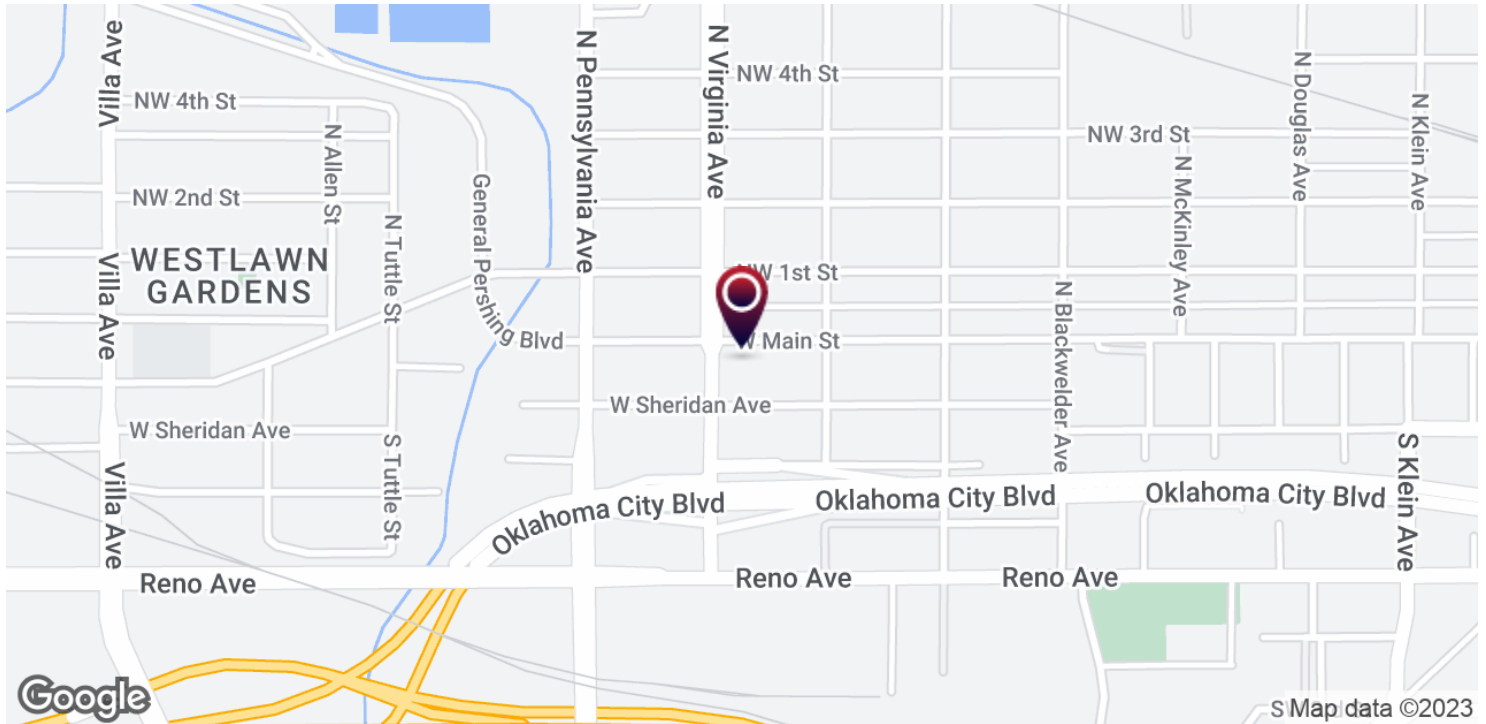
1 NE 2nd Street, Suite 101
Oklahoma City, OK 73104

Ian Duty-Dean

405.642.4677
ian@adeptcre.com

INDUSTRIAL/OFFICE/SHOWROOM

1740 W Main Street. Oklahoma City, OK 73106



Adept Commercial Real Estate, LLC
1 NE 2nd Street, Suite 101
Oklahoma City, OK 73104

Ian Duty-Dean
405.642.4677
ian@adeptcre.com

INDUSTRIAL/OFFICE/SHOWROOM

1740 W Main Street. Oklahoma City, OK 73106

IAN DUTY-DEAN

Advisor

ian@adeptcre.com

Direct: 405.642.4677

OK #123546

PROFESSIONAL BACKGROUND

Ian Duty-Dean is an Advisor with ADEPT Commercial Real Estate. Prior to joining ADEPT, he was an Advisor for Emersons Commercial Real Estate and SVN Land Run. Ian is a real estate professional with five years of experience in commercial real estate brokerage. After graduating Classen School of Advanced Studies he went on to pursue a degree at the University of Oklahoma. During that time Ian landed an internship with the Oklahoma City Urban Renewal Authority. There he had the opportunity to collaborate with and learn some of the most established developers in Oklahoma City.

Ian's primary focus is adaptive reuse, site selection, and expansions. While having a passion for urban development, Ian has also represented tenants and landlords in rural communities throughout Oklahoma. Ian has the capacity to assist clients with their retail, office, and industrial needs small and large.

EDUCATION

University of Oklahoma - Multidisciplinary Studies

Georgetown University - Master of Professional Studies in Real Estate

MEMBERSHIPS

Urban Land Institute

Commercial Real Estate Council

International Council of Shopping Centers



Adept Commercial Real Estate, LLC

1 NE 2nd Street, Suite 101
Oklahoma City, OK 73104

Ian Duty-Dean

405.642.4677
ian@adeptcre.com