

DOWNTOWN INDUSTRIAL - 50K SF

16 S Pennsylvania, Oklahoma City, OK 73107



OFFERING SUMMARY

Sale Price:	\$3,400,000
Lease Rate:	\$5.00 SF/yr (NNN)
Building Size:	50,328 SF
Lot Size:	2 Acres
Renovated:	2022
Zoning:	I-3 (Heavy Industrial)
Market:	Oklahoma City
Submarket:	Central Oklahoma City

PROPERTY OVERVIEW

This newly renovated 50k industrial building is located one mile west of downtown with easy access from the Oklahoma City Boulevard and I-40. The warehouse has a 14' - 25' clear height and is equipped with two grade level doors and two dock high doors with two access points from Sheridan and Pennsylvania. The newly renovated office consists of six private offices, a conference room, break room, and two ADA bathrooms.

PROPERTY HIGHLIGHTS

- Easy access to I-40 and the OKC Boulevard
- TPO roof (2021)
- Fully sprinkled warehouse and office
- Newly remodeled warehouse (paint, flooring, LED lighting)
- Loading docks and grade level doors
- 14'-25' clear height
- Six private offices, conference room, break room



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

Andrew Hwang, Esq
734.223.6284
andrew@adeptcre.com

Zach Martin
405.823.1644
zach@adeptcre.com

ADDITIONAL PHOTOS

DOWNTOWN INDUSTRIAL - 50K SF

16 S Pennsylvania, Oklahoma City, OK 73107



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

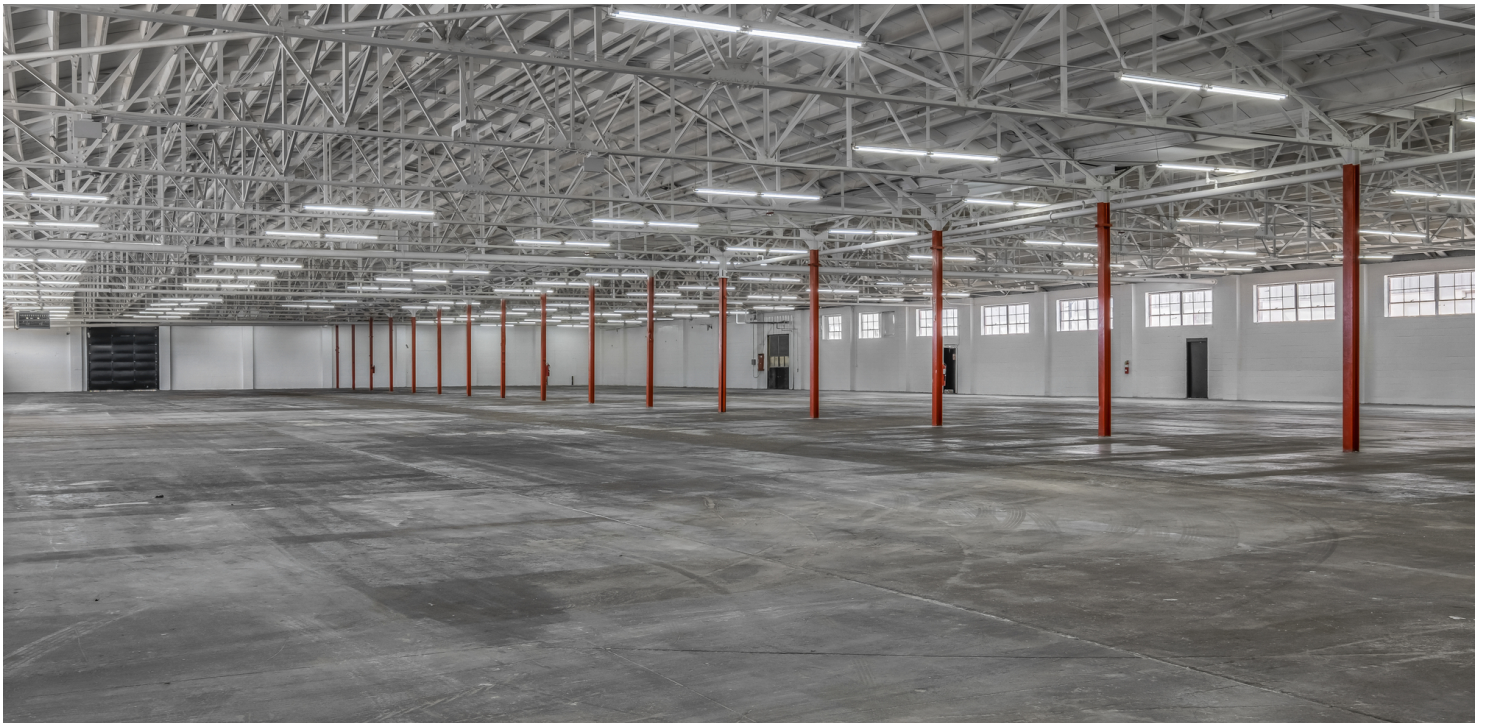
Andrew Hwang, Esq
734.223.6284
andrew@adeptcre.com

Zach Martin
405.823.1644
zach@adeptcre.com

ADDITIONAL PHOTOS

DOWNTOWN INDUSTRIAL - 50K SF

16 S Pennsylvania, Oklahoma City, OK 73107



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

Andrew Hwang, Esq
734.223.6284
andrew@adeptcre.com

Zach Martin
405.823.1644
zach@adeptcre.com

ADDITIONAL PHOTOS

DOWNTOWN INDUSTRIAL - 50K SF

16 S Pennsylvania, Oklahoma City, OK 73107



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

Andrew Hwang, Esq
734.223.6284
andrew@adeptcre.com

Zach Martin
405.823.1644
zach@adeptcre.com

ADDITIONAL PHOTOS

DOWNTOWN INDUSTRIAL - 50K SF

16 S Pennsylvania, Oklahoma City, OK 73107



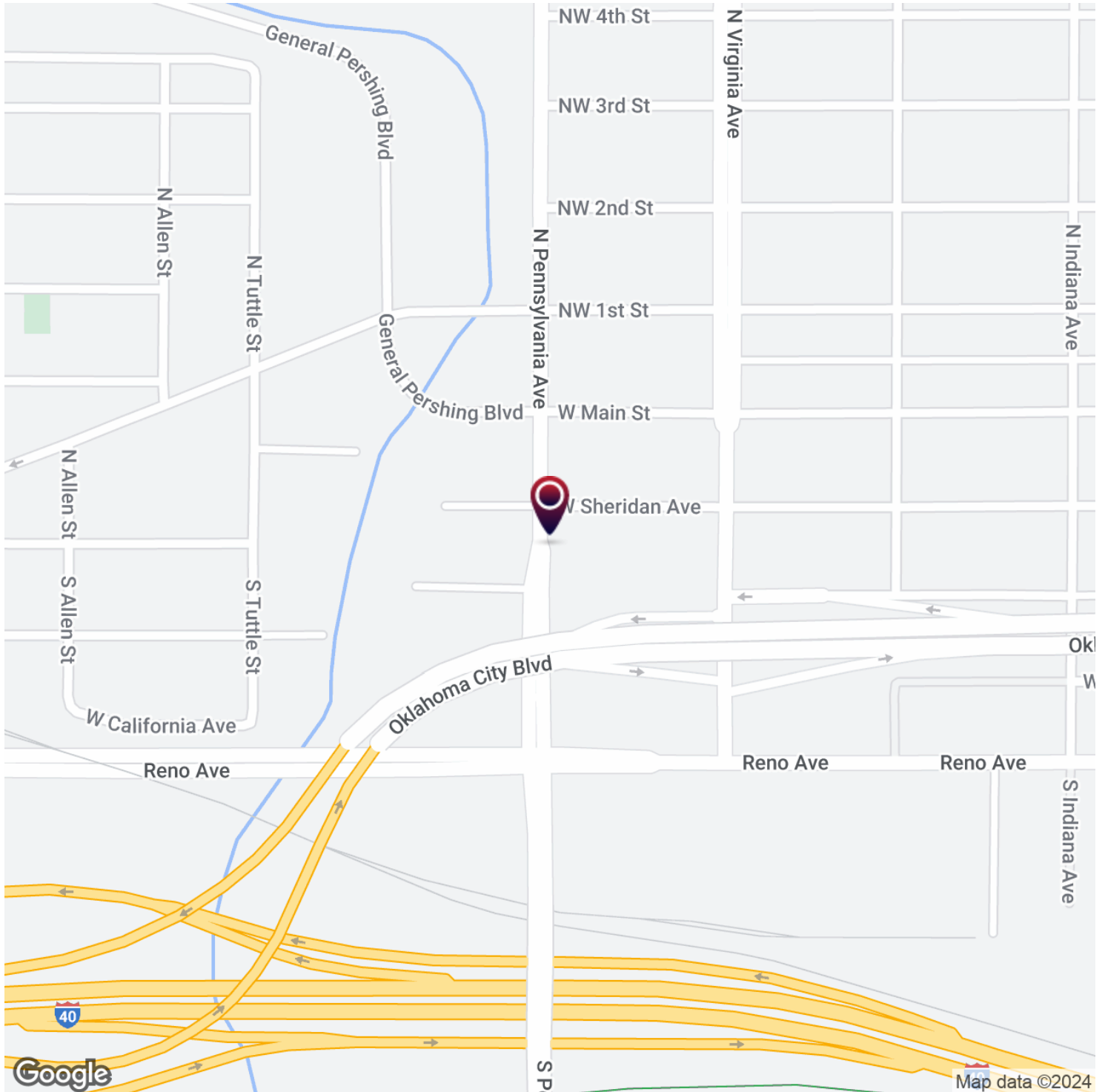
Adept Commercial Real Estate, LLC
1 NE 2nd Street, Suite 101
Oklahoma City, OK 73104

Andrew Hwang, Esq
734.223.6284
andrew@adeptcre.com

Zach Martin
405.823.1644
zach@adeptcre.com

DOWNTOWN INDUSTRIAL - 50K SF

16 S Pennsylvania, Oklahoma City, OK 73107



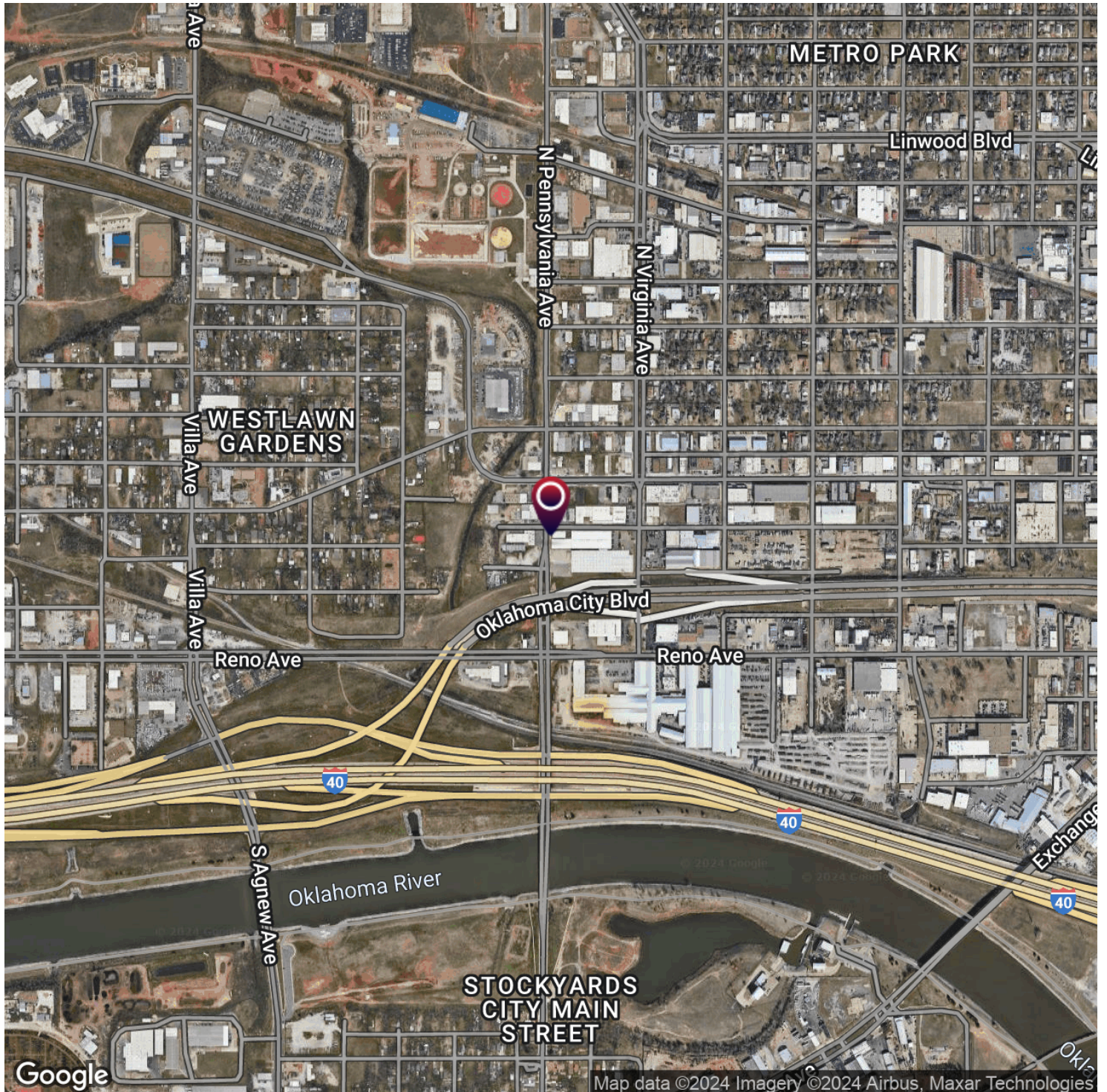
Adept Commercial Real Estate, LLC
1 NE 2nd Street, Suite 101
Oklahoma City, OK 73104

Andrew Hwang, Esq
734.223.6284
andrew@adeptcre.com

Zach Martin
405.823.1644
zach@adeptcre.com

DOWNTOWN INDUSTRIAL - 50K SF

16 S Pennsylvania, Oklahoma City, OK 73107



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

Andrew Hwang, Esq
734.223.6284
andrew@adeptcre.com

Zach Martin
405.823.1644
zach@adeptcre.com