I-35 INDUSTRIAL

1021 SE 59th Street. Oklahoma City, OK 73129



| \$2,700,000 |
|-------------|
| |

OFFERING SUMMARY

| Building Size: | 23,456 SF |
|----------------|---------------------------|
| Lot Size: | 2.3 Acres |
| Price / SF: | \$115.11 |
| Year Built: | 1965 |
| Renovated: | 2022 |
| Zoning: | I-2 (moderate industrial) |
| Market: | Oklahoma City |
| Submarket: | South Oklahoma City |

PROPERTY OVERVIEW

This 23,456 SF warehouse is located on the hard corner of I-35 and SE 59th street. The building was renovated with new store front glass on the front elevation, metal roof, metal siding, insulation, (3) drive in bays, (1) dock well, (2) bathrooms, LED lighting, electrical service (400 amp, 120/240V, 3 phase w/high leg), and (2) oversized gas fired heaters. The parking lot was resealed/striped, security fence around perimeter, and a newly renovated 1,800 SF building in the back.

PROPERTY HIGHLIGHTS

- Great visibility from I-35
- 14'-16' clear height
- (3) drive in bays (12'x12', 12'x13.5', 12'x12')
- (1) dock well (12'x14')
- LED lighting
- 400 amp, 120/240V, 3 phase, w/high leg
- Security Fence
- · Additional 1,800 SF building



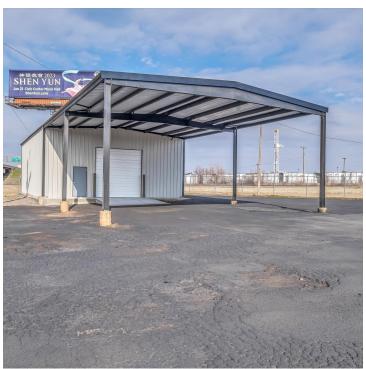
Zach Martin

ADDITIONAL PHOTOS

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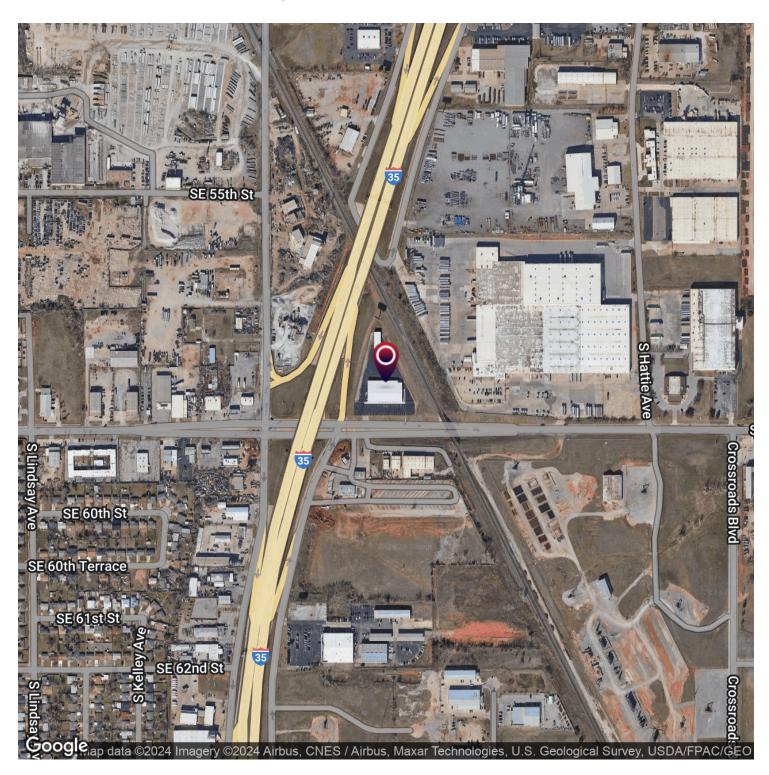






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