

EXECUTIVE SUMMARY

I-35 INDUSTRIAL

1021 SE 59th Street. Oklahoma City, OK 73129



Sale Price

\$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/stripped, 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



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ADDITIONAL PHOTOS

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