

# I-40 INDUSTRIAL

15 S Virginia Ave. Oklahoma City, OK 73106



## OFFERING SUMMARY

Sale Price:	\$4,000,000
Lease Price:	\$4.75/SF NNN
Building Size:	72,637 SF
Lot Size:	1.6 Acres
Price / SF:	\$55.07
Year Built:	1969
Renovated:	2023
Zoning:	I-3 (Heavy Industrial)
Market:	Oklahoma City

## PROPERTY OVERVIEW

This fully climate controlled 73,000 SF warehouse is just one block north of I-40 and 2 miles west of I-35. With 26' clear height (20' eaves), the fully sprinkled building is equipped with 2,400 amps and A/C & heat throughout. The building has 4 OH grade doors and 3 dock high doors. The 4,218 SF office consists of both private and open workspace, a full service break room and tornado shelter.

## PROPERTY HIGHLIGHTS

- 26' foot clear, 20' eaves
- Fully Climate Controlled A/C & Heat Throughout
- One Block North of I-40
- 2,400 amps, 3 phase, 480V
- Fully Sprinkled
- 4,218 SF Office: Private & Open, Full Service Break Room
- Multiple Restrooms
- Tornado shelter
- Four Grade Level OH doors (10'x14'; 10'x12'; 14'x16'; 20'x16')



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ADDITIONAL PHOTOS

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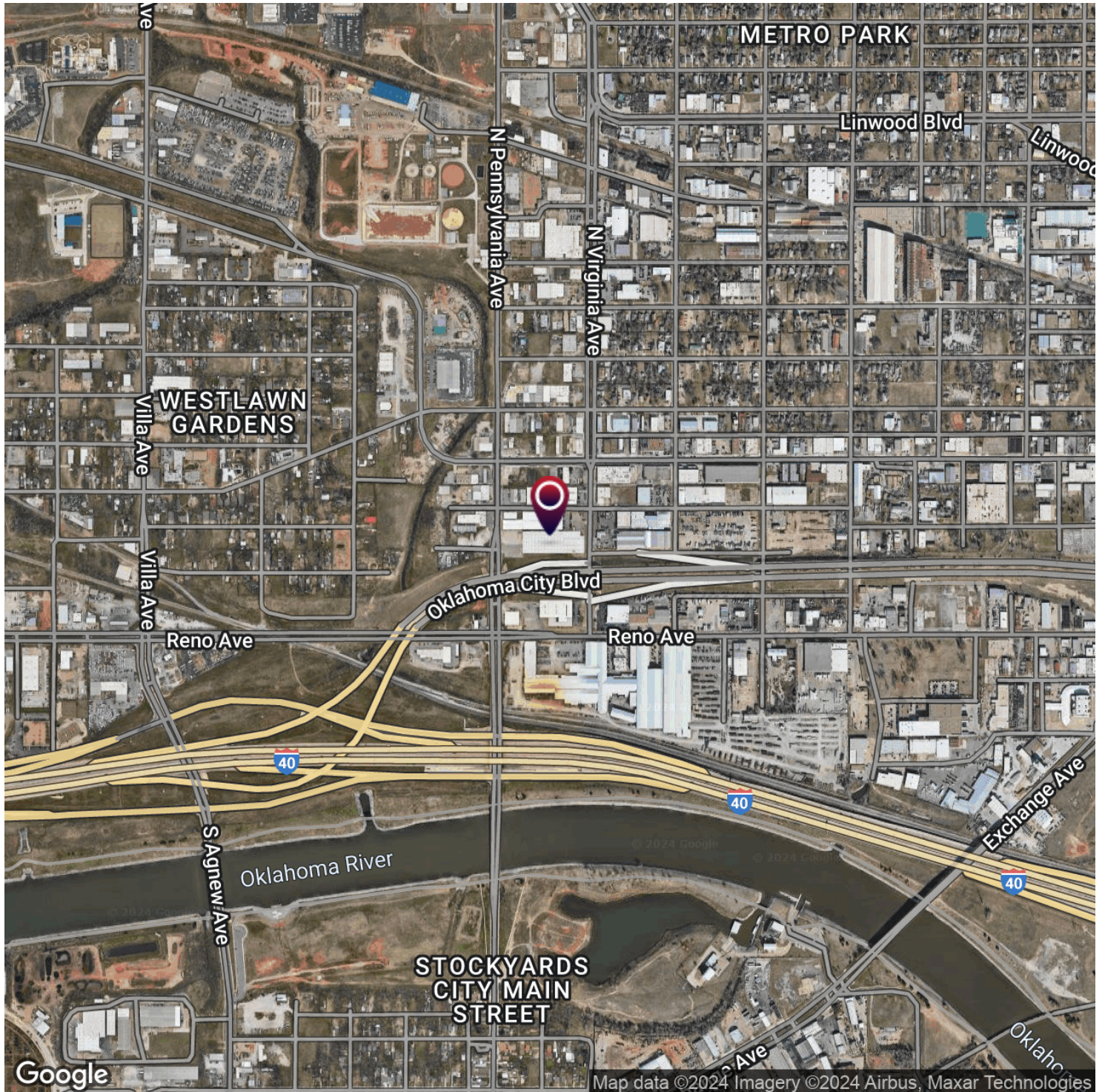
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