

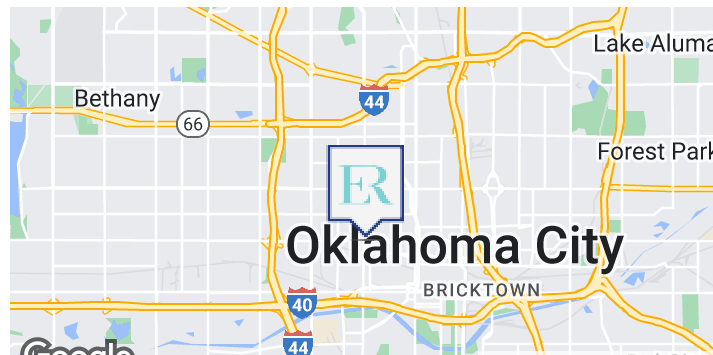


OFFERING SUMMARY

Sale Price:	\$2,250,000
Price / SF:	\$75.00
Building Size SF:	30,000
Lot Size:	1.50 Acres
Year Built:	1972
Zoning:	I-2
Traffic Count:	9,194 (ACOG '22)

LOCATION OVERVIEW

This Industrial Building is located just South of NW 10th along the East side of N Pennsylvania in Oklahoma City, OK.



PROPERTY HIGHLIGHTS

- Clear Height 14'
- Fully Sprinkled
- 4 Dock High Loading Doors
- Pylon Signage
- Showroom, Office, Warehouse, 2 Restrooms
- Building currently occupied with a lease expiration of 12/31/25
- DO NOT DISTURB TENANT

DAVID LIDE

Equity Commercial Realty Advisors, LLC
dlide@equityrealty.net

(405) 361- 2100 cell
(405) 364- 5300 office



DAVID LIDE

Equity Commercial Realty Advisors, LLC
dlide@equityrealty.net

(405) 361- 2100 cell
(405) 364- 5300 office

900 N PENNSYLVANIA

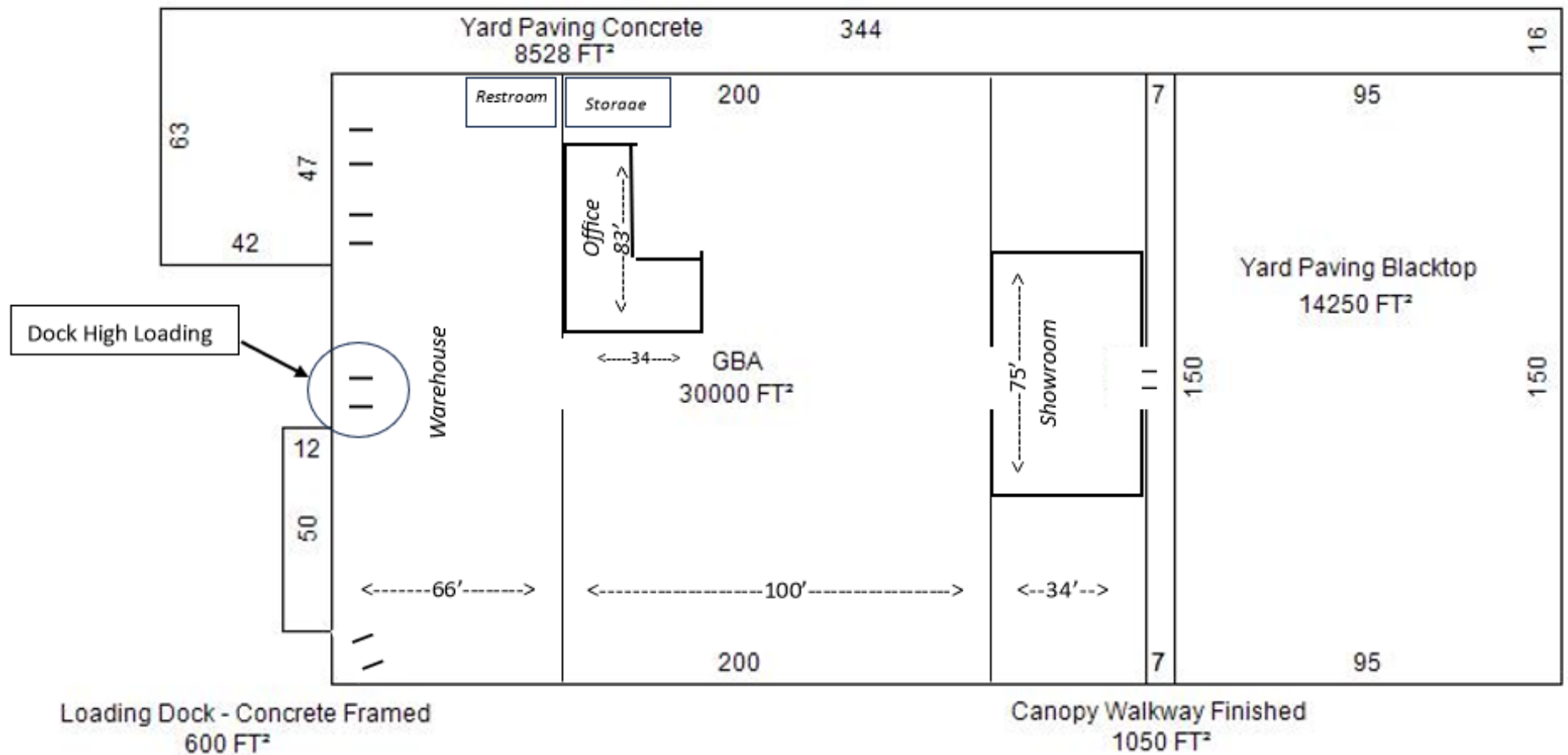
OKLAHOMA CITY, OK 73107



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Not to Scale – For visual purposes only

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