



± 16,845 SF
**FOR SALE
OR LEASE**



1610 NE 4TH STREET
OKLAHOMA CITY, OK 73117

PROPERTY FEATURES

BUILDING SIZE:	± 16,845 SF
WAREHOUSE:	± 13,548 SF
OFFICE:	± 3,297
SITE AREA:	± 1.33 Acres Paved & Fenced
CLEAR HEIGHT:	10' - 16'
DRIVE-INS:	(2) 14' x 10'
STORAGE SHED:	± 400 SF
POWER:	Heavy
LEASE RATE:	\$5.85 NNN
SALES PRICE:	\$1,295,000



**COMMERCIAL
OKLAHOMA**

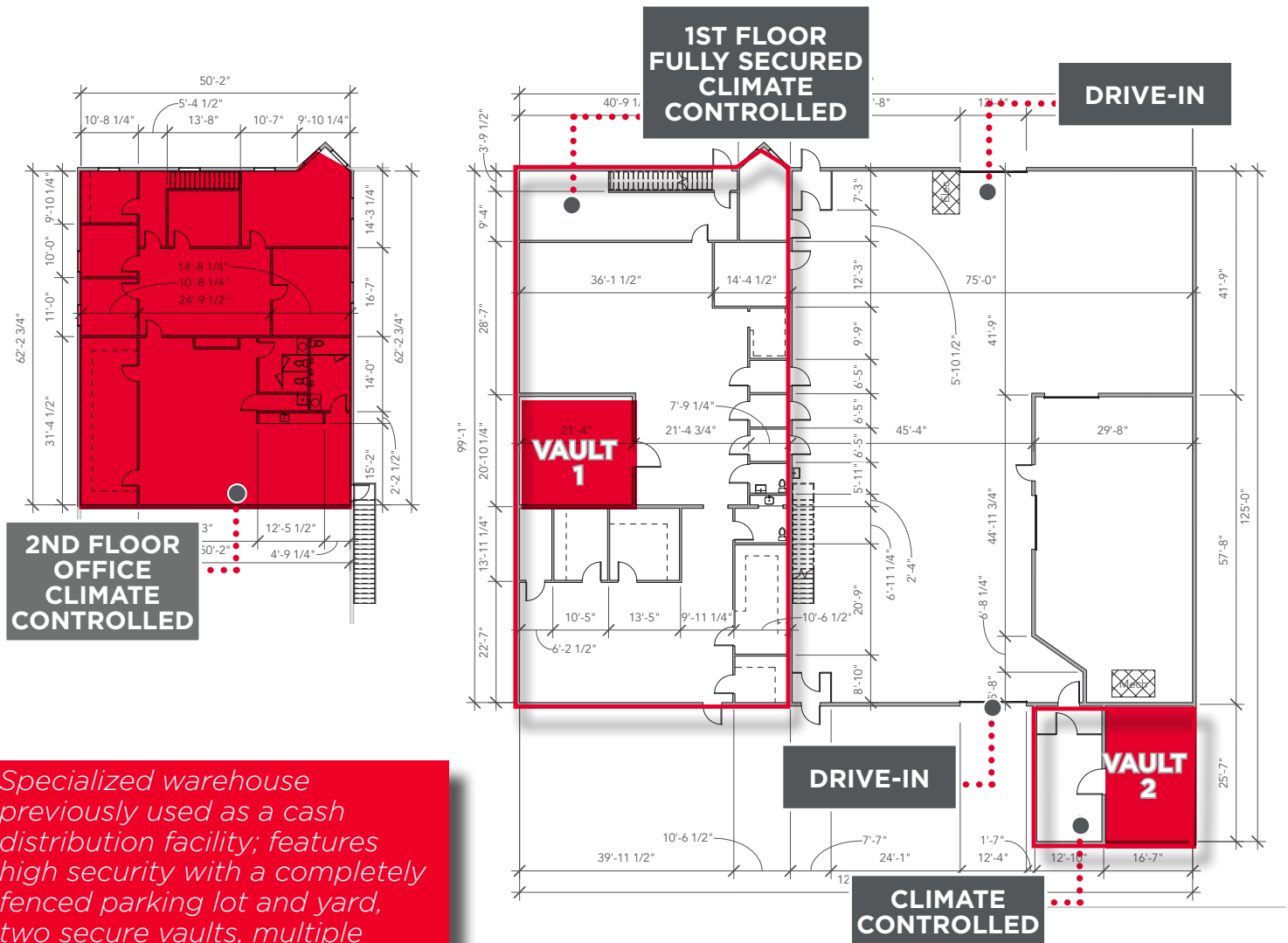
INDUSTRIAL WAREHOUSE

1610 NE 4TH STREET
OKLAHOMA CITY, OK 73117



CUSHMAN &
WAKEFIELD

COMMERCIAL
OKLAHOMA



Specialized warehouse previously used as a cash distribution facility; features high security with a completely fenced parking lot and yard, two secure vaults, multiple counting rooms, generator and high security entrance.

ALLAN MEADORS, SIOR

+1 405 778 9158

ameadors@commercialoklahoma.com

OKLAHOMA
CITY

204 N Robinson Ave, Suite 2000, Oklahoma City, OK 73102
+ 1 405 563 5000
commercialoklahoma.com



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