

13415 N SANTA FE

OKLAHOMA CITY, OKLAHOMA 73114

SALE PRICE: \$1,650,000
LEASE RATE: \$12.50/SF NNN

INDUSTRIAL PROPERTY WITH LAYDOWN YARD



PROPERTY HIGHLIGHTS

- + Total Building Size: 10,383± SF
 - Office Building 8,050± SF
 - Warehouse: 2,333± SF
- + Land Size: 1.99± Acres
- + Zoning: I-2 (Moderate Industrial)
- + Fenced, graveled laydown yard; accessible from automated gate with keypad
- + Recently redone with new tile, flooring, paint, countertops and cabinetry
- + High-end finishes, doors, lighting, and design features; natural accents (trees, rocks, stone flooring); skylights and abundant windows; large tables, desks and other built-ins
- + Security system with cameras
- + Private offices, meeting rooms, storage closets, open/shared space, 4 restrooms, break room, reception and vestibule
- + Lighting: Flood lights, spotlights, and LED
- + Automated irrigation system
- + Warehouse Clear Height: 16'±
- + Warehouse Power: 120/240 Volts, 200-amp box, 3-phase
- + Warehouse Lighting: High bay lights, skylights, external security lighting
- + Grade Level Doors: Two (2) 12' x 14' (one overhead door opener)



OFFICE



WAREHOUSE

PHOTOS



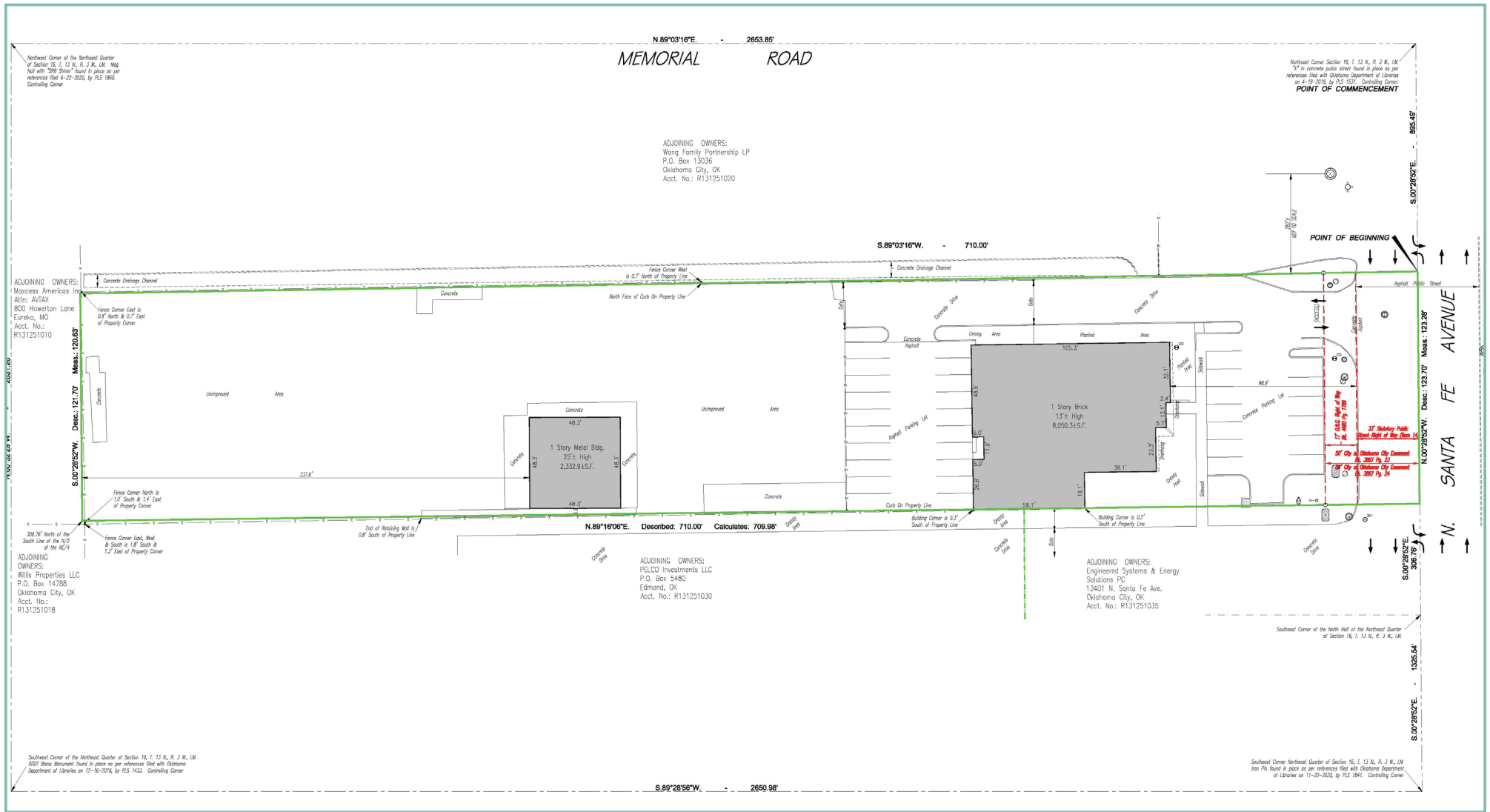
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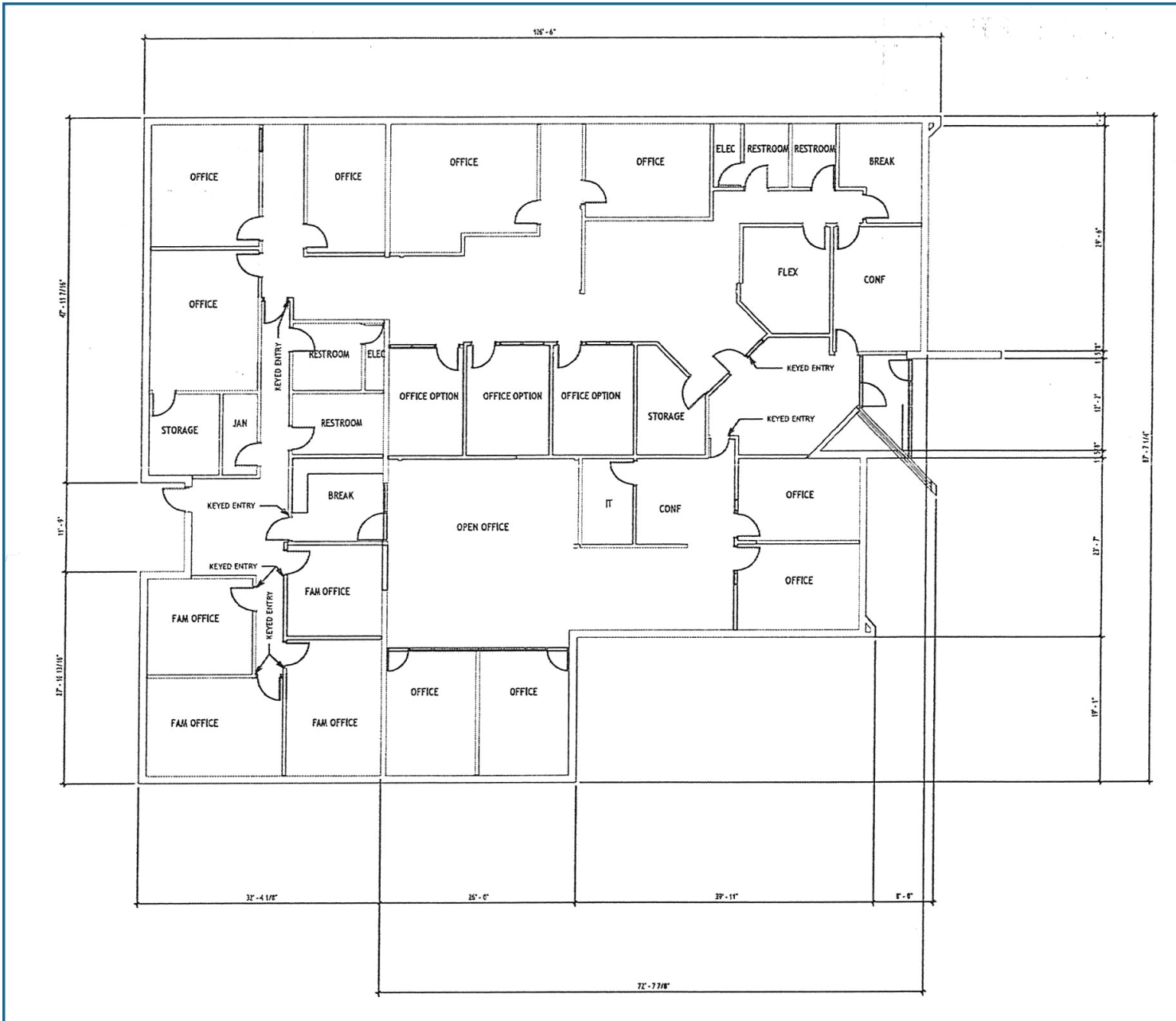
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SURVEY

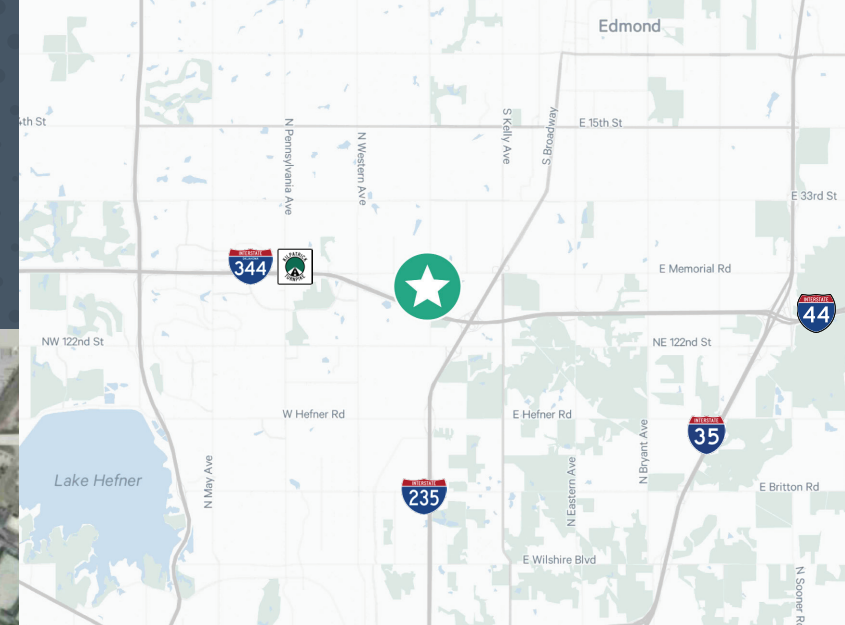


FLOOR PLAN (OFFICE)



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Location: Just north of I-344 (the Kilpatrick Turnpike), which circles Oklahoma City and connects the major interstates (I-40, I-44, and I-35). I-344 also leads to Tulsa, Oklahoma.

The Property fronts Santa Fe Ave, just west of Broadway Extension, which connects Oklahoma City to suburb Edmond. North OKC-Edmond is one of the most desirable industrial submarkets in the metro area due to its premier demographics.

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