

INDUSTRIAL OFFICE/WAREHOUSE FOR LEASE



36 NE 36th Street, Oklahoma City, Oklahoma 73105



Presented By:

Shyon Keoppel

Sales Associate

Text: 405.229.1475

shyon@skventuregroup.com



FOR LEASE

36 NE 36th Street, Oklahoma City

PROPERTY OVERVIEW

Unlock the Potential!

Are you looking to elevate your business operation? This temperature controlled warehouse could be just the space you need!

Facility Includes:

- Advanced Infrastructure: HVAC systems, electrical and water
- Power Capacity: Equipped with a robust power infrastructure ideal for high-demand operations, including:
- 500 kW 3-phase main transformer
- 1200 amp 3-phase 480V main panel
- 3 step-down transformers
- Security: Outfitted with a comprehensive security system, gated yard ensuring peace of mind.
- (9) Dock high doors
- (2) ADA compliant restrooms
- Ample concrete parking available
- Great Access to I-235 & I-44
- Strategic Distribution Radius
- Gated yard

Why Lease Here?

- Move-in Ready
- Prime Location
- Optimal Space
- Previously temperature-controlled; HVAC units on-site, ready to reconnect

Reach out to schedule a tour and see first hand how this space can transform your business.

Text: Shyon Keoppel @ 405-229-1475 | shyon@skventuregroup.com

FOR LEASE



OFFERING SUMMARY

BUILDING SF	21,531 SF
LAND SIZE	1.5 Acres MOL
BASE RENT	\$5.25/ sf - \$9,419.81/ month
LEASE TYPE	NNN
NNN FEE	\$1,859.85 / month
TYPICAL TERM	3+ Years
CO-BROKERAGE	3% Primary Term





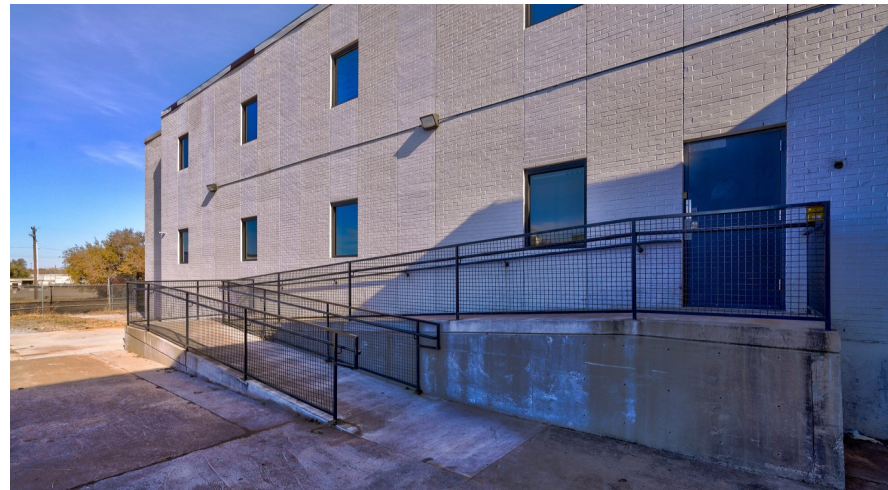


FOR LEASE

Highlights:

- 500 kw 3 Phase Main Transformer
- 1200 amp 3 Phase 480 v main panel
- 3 Step Down Transformers
- Move-In Ready
- Gated Yard
- Previously temperature-controlled; HVAC units on-site, ready to reconnect

Text: Shyon Keoppel @ 405-229-1475
shyon@skventuresgroup.com



36 NE 36th Street, Oklahoma City, Oklahoma 73105



Presented By:

Shyon Keoppel

Sales Associate

Text: 405.229.1475

shyon@skventuregroup.com

Solas REAL ESTATE OTHER PROPERTIES AVAILABLE

FOR LEASE

2001-2021 Exchange Ave, Oklahoma City, OK
-2,929 - 8,406 SF @ \$4.75-\$7.00/SF plus NNN
1704 NW 6th, Oklahoma City, OK
- 10,098 SF @ \$3.95 /SF plus NNN
2412 SW 14th, Oklahoma City, OK
-5,083 – 7,140 SF @ \$6/SF plus NNN
1236 NW 4th Oklahoma City OK
-28,700 SF @ \$3.95/SF plus NNN
1139 NW 4th St, Oklahoma City OK
-Land/Yard for Lease \$1,200/month, plus NNN
1210 NW 4th St. Oklahoma City OK
-7,480 SF @ \$5.50/SF plus NNN
1235 NW 4th St. Suite 100 Oklahoma City OK
-5,000SF @ \$7/SF plus NNN
1244 NW 4th St. SUITE 200 Oklahoma City OK
-3,000 SF @ \$2.50/SF plus NNN

FOR SALE

3841-3845 NW 10th, Oklahoma City, OK
\$540,000

8301 Glade Ave, Oklahoma City, OK
\$622,703

508 NW 8th Oklahoma City, OK
Lot For Sale in Midtown
\$348,000

502 NW 8th Oklahoma City, OK
Lot For Sale in Midtown
\$348,000

Contact: Shyon Keoppel
405-229-1475
shyon@coastmanagementcre.com
Please text for best response!

