

COMMERCIAL PROPERTY FOR LEASE



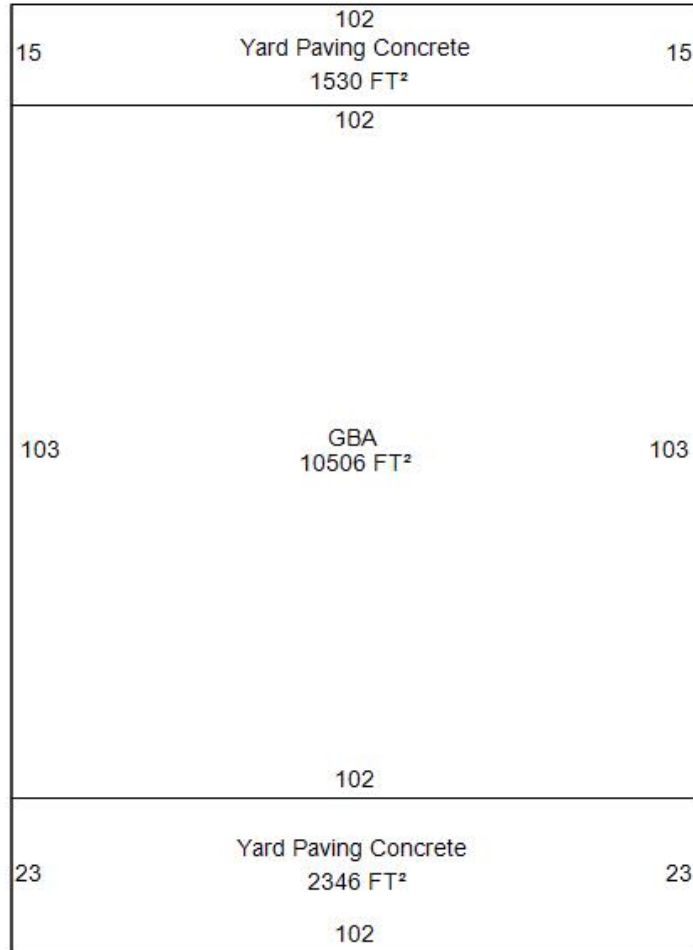
1235 NW 4th St., Oklahoma City OK 73106

Presented by: Shyon Keoppel Text: 405-229-1475 Email: shyon@coastmanagementcre.com



FOR LEASE

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OFFERING SUMMARY

BUILDING SIZE	10,506 SF
LAND SIZE	36,660 SF MOL
BASE RENT	\$5.00/SF - \$4,377.50/MONTH
NNN	\$.73/SF - \$642.47/MONTH
TOTAL RENT	\$5.73/SF - \$5,019.97/MONTH
TERM	3 YEARS / 36 MONTHS

PROPERTY OVERVIEW

- 10,506 SF Available
- ADA Compliant Restrooms
- Great Storage Warehouse
- Clear Height 13' up to 16' at ridge
- Located on .84 Acres
- Renovated in 2021
- Heavy Power: 1200 Amp/240 Volt 3 Phase & 800 Amp/480 Volt 3 Phase
- Zoned I-2
- (2) 14' Overhead Ground Level Doors



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Shyon Keoppel

Sales Associate

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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
-3,500 – 13,598 SF @ \$5.50-\$6.75 /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 @ \$/SF plus NNN
1235 NW 4th St. Oklahoma City OK
-SF @ \$/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
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Please text for best response!

