

# ANN ARBOR BUSINESS PARK • OKLAHOMA CITY, OK



**5117 NW 3RD STREET  
OKLAHOMA CITY, OK**

## **INDUSTRIAL BUILDING**

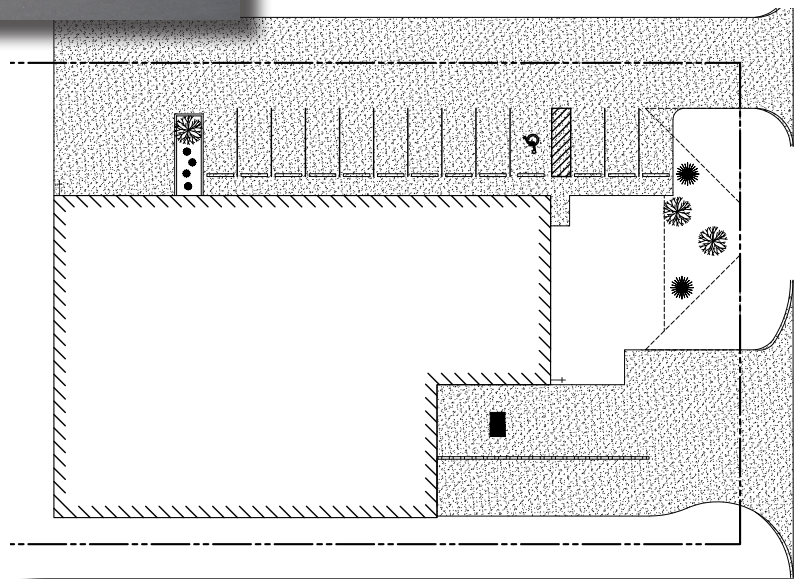
FOR SALE • \$630,000

FOR LEASE • \$6.50 SF + TAXES & INSUR

LEASE PURCHASE OPTION AVAILABLE

### **Property Description**

The improvements consist of a 10,000 square foot industrial building for sale with 1,400 square feet of finished office area. Building is constructed of precast concrete panels with a standing seam roof; pavement is concrete. Eave height is 16+ feet. Electrical to the building is 120/208, 3-phase service up to 400amps. Other features include a single column line allowing for a 50' clear span area. Overhead door access is provided by two 12x12' openings, one at grade and one at dock height; a knock out for an additional overhead door is provided at the east elevation. Office windows and doors are above standard anodized aluminum finish and insulated glass.



Zoning: I-2

### **Property Location**

Ann Arbor Business Park is located on the north side of Reno Avenue along the east side of Ann Arbor in Oklahoma City. This area is a mixed use, commercial district with industrial, restaurants, hotels and retail users throughout the vicinity. Ann Arbor Business Park is just blocks from Interstate 40, allowing quick access to any part of Oklahoma City.

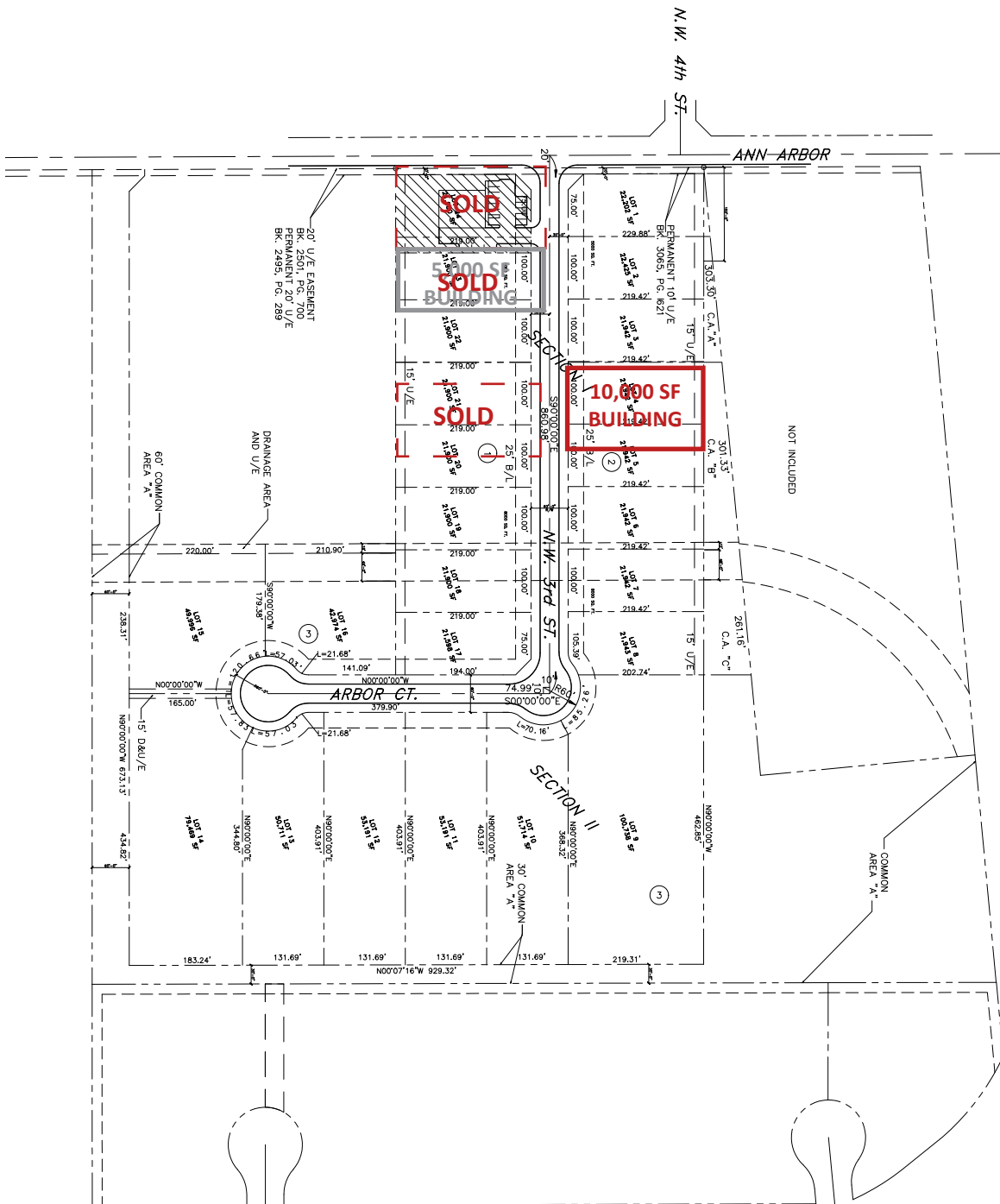


**PRECORRUFFIN**

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The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, Precorruffin, LLC has not verified it and makes no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy.





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