

FOR SALE OR LEASE

INDUSTRIAL WAREHOUSE | OFFICE

6203 & 6205
N BRYANT AVENUE
Oklahoma City, OK 73121



PROPERTY HIGHLIGHTS

Investment/owner-user opportunity, partially leased; warehouse/office building for sale or lease, centrally located at the southwest corner of NE 63rd Street and N Bryant Avenue. Located just off of I-35, this property has great highway frontage and provides excellent access to Interstate 44.

- | | | | |
|------------------------|-----------------|--------------------|--|
| + Building Size: | ± 25,923 SF* | + Zoning: | I-2; Moderate Industrial |
| + Lot Size: | ± 1.2609 Acres* | + Clear Height: | 13' - 15' |
| + Available for Lease: | ± 15,923 SF | + Docks Drive-Ins: | 8 1 |
| + Year Built: | 1964 | + 2016 NOI: | \$27,500 on 10,000 SF occupied portion |



*Source: Owner Record



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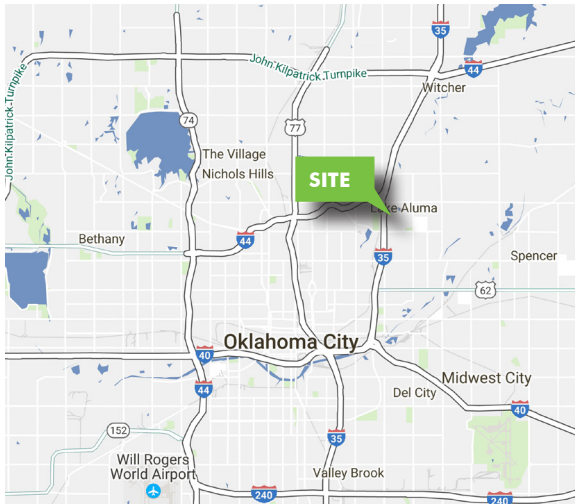
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PROPERTY FEATURES

- + Large paved yard
- + Existing Tenant's lease term runs through 1/31/2021 with a 2016 NOI of \$27,500
- + ± 1,500 SF freezer/cooler space



EXISTING TENANT



CONTACT US

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