

FOR SALE

COLD STORAGE | MANUFACTURING WAREHOUSE FACILITY

4235

S EASTERN AVENUE

Oklahoma City, OK 73129



PROPERTY FEATURES

- + Total Space Available: ± 72,904*
 - Office: ± 11,566 SF*
 - Dry Storage: ± 24,545 SF*
 - Cold Storage: ± 33,685 SF*
 - Refrigerated Dock: ± 3,108 SF*
- + Blast Freezing (-40°)
 - Freezer (-10° to 25°)
 - Refrigerated (35° to 52°)
- + Zoned: I-2
- + Clear Height: 10' – 30'
- + Dock|Grade: 8|4
- + Close proximity to I-35, I-40 and I-240
- + Potential to be converted into manufacturing facility
- + Currently sits on ± 4.18 acres*
- + Adjacent ± 4.27 acres is available for up to ± 6.5 total acres of outside storage

ASKING PRICE: \$2,350,000

ADDITIONAL 4.27 ACRES AVAILABLE FOR \$350,000



*Source: Owner Record

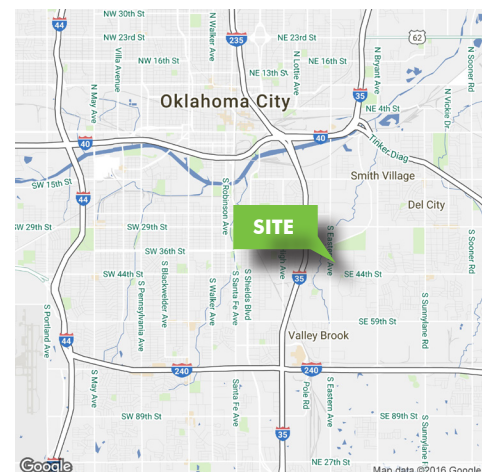
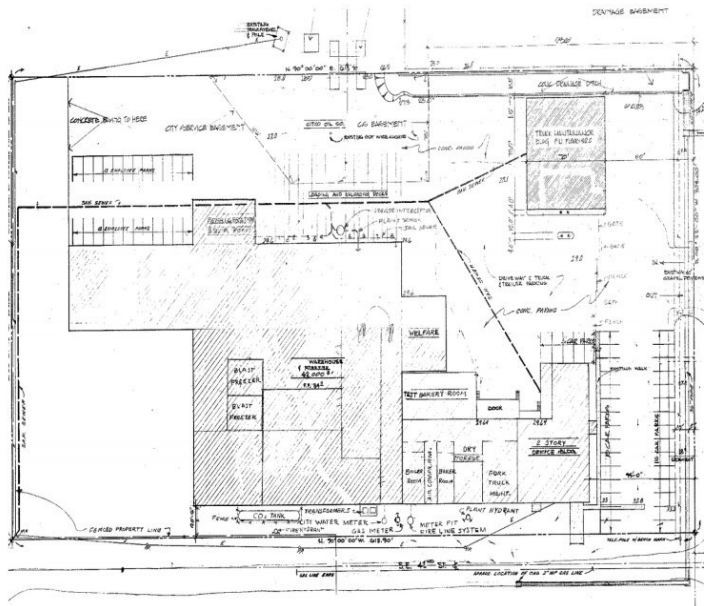
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