



N **NEWMARK GRUBB**
LEVY STRANGE BEFFORT

7128 SW 44th St. | FOR LEASE OR SALE

Oklahoma City, OK

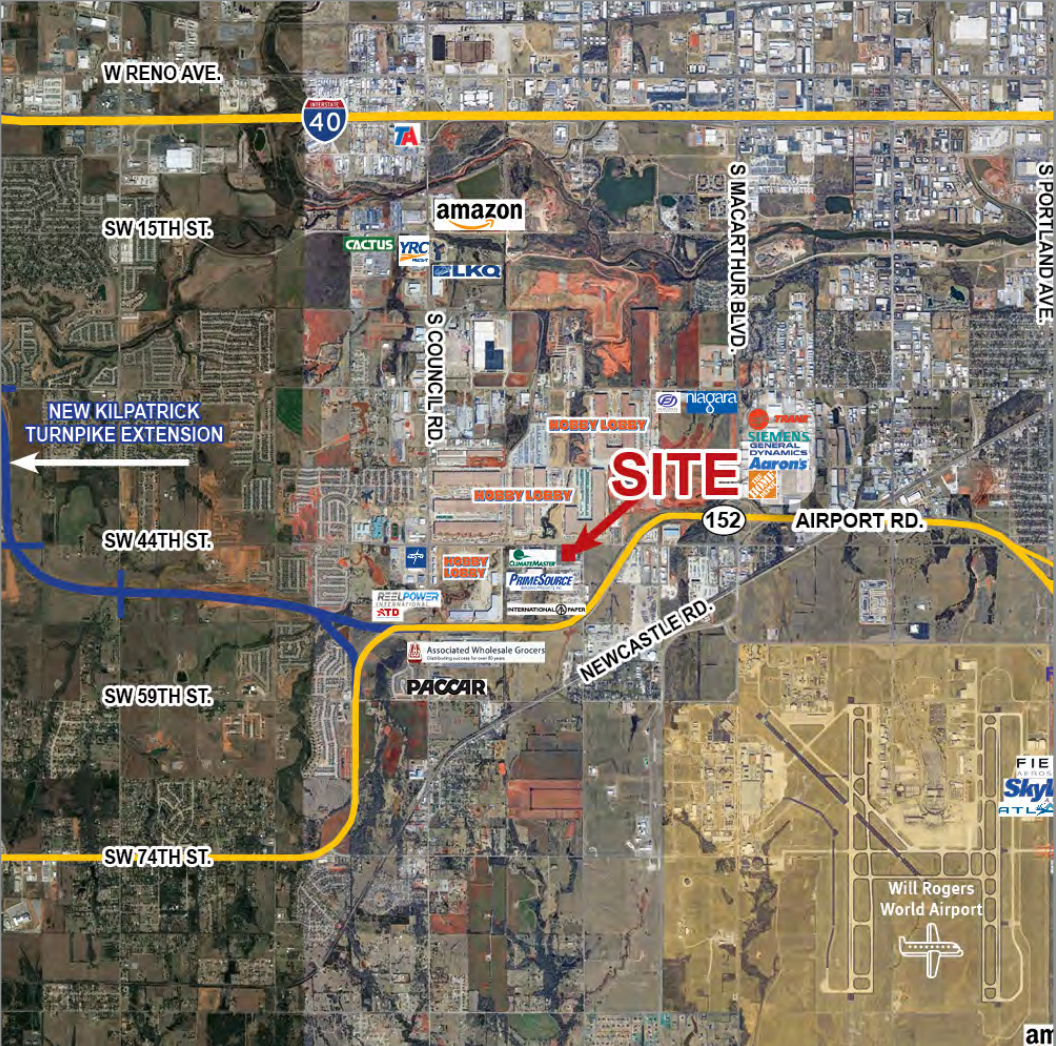
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DETAILS

Available SF	34,900 SF
Lease Rate	\$20,000/MO (NNN)
Sale Price	\$2,950,000
Building Size	34,900 SF
Lot Size	6 Acres
Zoning	I-2
Cross Streets	SW 44th & S Rockwell

PROPERTY HIGHLIGHTS

- 19 grade level doors
- (1) 10-ton crane, (2) 5-ton cranes, and (2) 1/2-ton cranes
- 2 wash bays
- 18' clear height
- Fenced and secured yard
- Less than 3 miles south of I-40

PROPERTY OVERVIEW

This property is located directly across from Hobby Lobby's corporate headquarters, less than 3 miles south of I-40 with easy access to Hwy 152. The new 7.5-mile southwest extension of the Kilpatrick Turnpike now provides a direct route from Hwy 152 to I-40, where the turnpike had previously ended. This extension will provide a direct route from southwest OKC, to Edmond and Tulsa. Neighboring tenants include Hobby Lobby, Climate Masters, PrimeSource, and International Paper.