



**± 16,845 SF**  
**FOR SALE**  
**OR LEASE**



**1610 NE 4TH STREET**  
OKLAHOMA CITY, OK 73117

## PROPERTY FEATURES

|                       |                               |
|-----------------------|-------------------------------|
| <b>BUILDING SIZE:</b> | ± 16,845 SF                   |
| <b>WAREHOUSE:</b>     | ± 13,548 SF                   |
| <b>OFFICE:</b>        | ± 3,297                       |
| <b>SITE AREA:</b>     | ± 1.33 Acres   Paved & Fenced |
| <b>CLEAR HEIGHT:</b>  | 10' - 16'                     |
| <b>DRIVE-INS:</b>     | (2) 14' x 10'                 |
| <b>STORAGE SHED:</b>  | ± 400 SF                      |
| <b>POWER:</b>         | Heavy                         |
| <b>LEASE RATE:</b>    | <b>\$6.25 NNN</b>             |
| <b>SALES PRICE:</b>   | <b>\$2,100,000</b>            |



**CUSHMAN &  
WAKEFIELD**

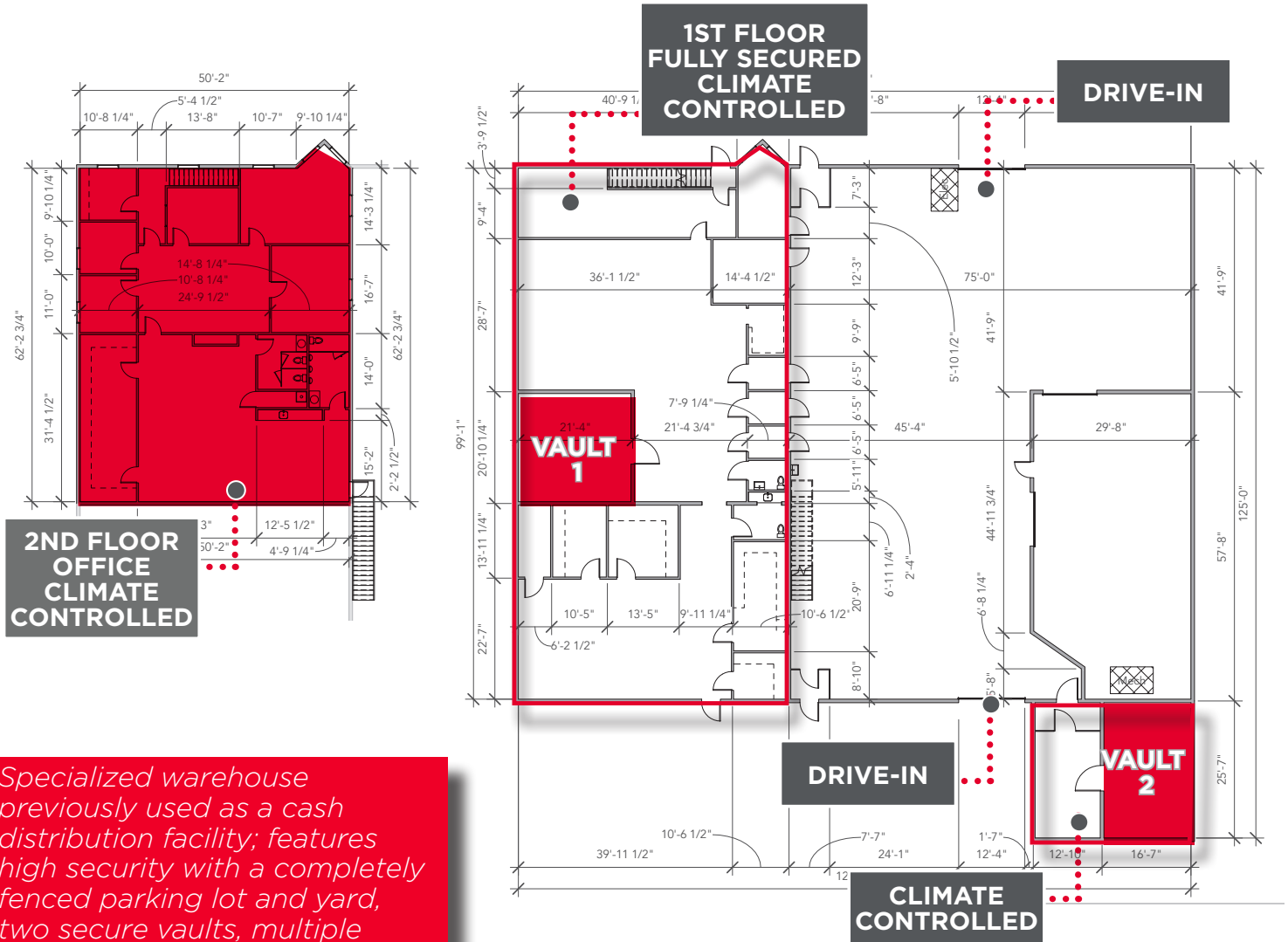
**COMMERCIAL  
OKLAHOMA**

# INDUSTRIAL WAREHOUSE

1610 NE 4TH STREET  
OKLAHOMA CITY, OK 73117



COMMERCIAL  
**OKLAHOMA**



*Specialized warehouse previously used as a cash distribution facility; features high security with a completely fenced parking lot and yard, two secure vaults, multiple counting rooms, generator and high security entrance.*

ALLAN MEADORS, SIOR  
+1 405 778 9158  
ameadors@commercialoklahoma.com

**OKLAHOMA CITY**

204 N Robinson Ave, Suite 2000, Oklahoma City, OK 73102  
+ 1 405 563 5000  
commercialoklahoma.com



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