

Executive Summary - For Sale or For Lease



Details

Sale Price:	\$1,350,000
Lease Rate:	\$16 SF/yr (NNN)
Number of Units:	1
Available SF:	5,272 SF
Lot Size:	17,177 SF
Building Size:	5,272 SF

Highlights

- 5,272 SF Office/Warehouse Building – 2,692 SF Office | 2,580 SF Warehouse
- High-End Office Finishes with 5 Private Offices, Conference Room, Reception Area & Full Kitchen
- Heated Warehouse with Three Grade-Level Overhead Doors (Approx. 12' x 10')
- 10 Dedicated Parking Spaces

Overview

This well-maintained 5,272 SF commercial property offers a great combination of Class A office space and functional warehouse space. The building features 2,692 SF of office space and 2,580 SF of warehouse space, with an attractive brick and stone exterior and high-end finishes throughout, including wood-look tile flooring, custom cabinetry, wood trim, and updated lighting.

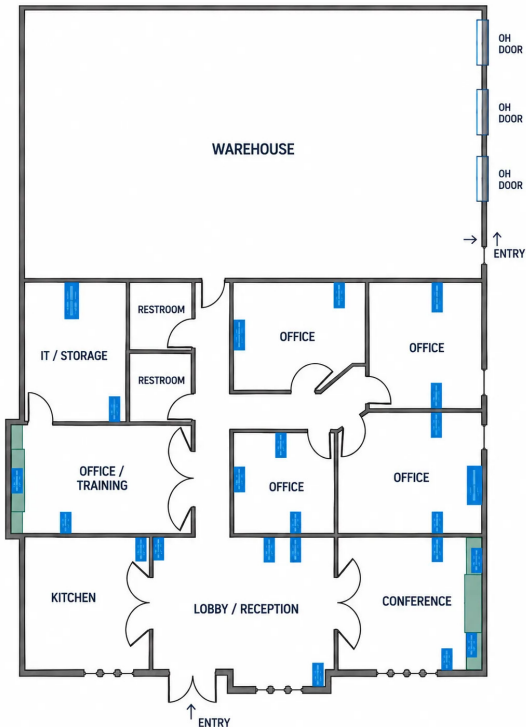
The office layout includes a large reception area, five private offices, a conference room with a stone fireplace, an open workspace, a full kitchen with stainless steel appliances, a dedicated IT room, and two restrooms.

The heated warehouse area features three grade-level overhead doors (approx. 12' x 10'), making it ideal for equipment storage, company vehicles, or general warehouse use.

With 10 dedicated parking spaces, quality finishes, and a flexible layout, this property would be a great fit for a business looking to combine its office and warehouse operations under one roof.

MITCH HAMMACK
405.312.2512
mhammack@creekpe.com

Lease Spaces



Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	5,272 SF	Lease Rate:	\$16 SF + NNN's

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	
For Lease	Available	5,272 SF	NNN	\$16.00 SF/yr	-

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Additional Photos



MITCH HAMMACK
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