



For Lease

600 N. Sara Road
Oklahoma City, OK 73099



Industrial Warehouse

For Lease - \$4.50 per sq ft NNN

- **43,864 sq ft Available**
- 930 sf of Office Available
- Secured Access
- 28' Clear Height
- Class A Logistics & Distribution Center
- Zoned I-2 Moderate Industrial
- Located in the Westgate Commerce Park
- A Half Mile from I-40, 8.17 Miles from I-44, & 12.87 Miles from I-35

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Capability. Quality. Experience.
From Concept to Completion

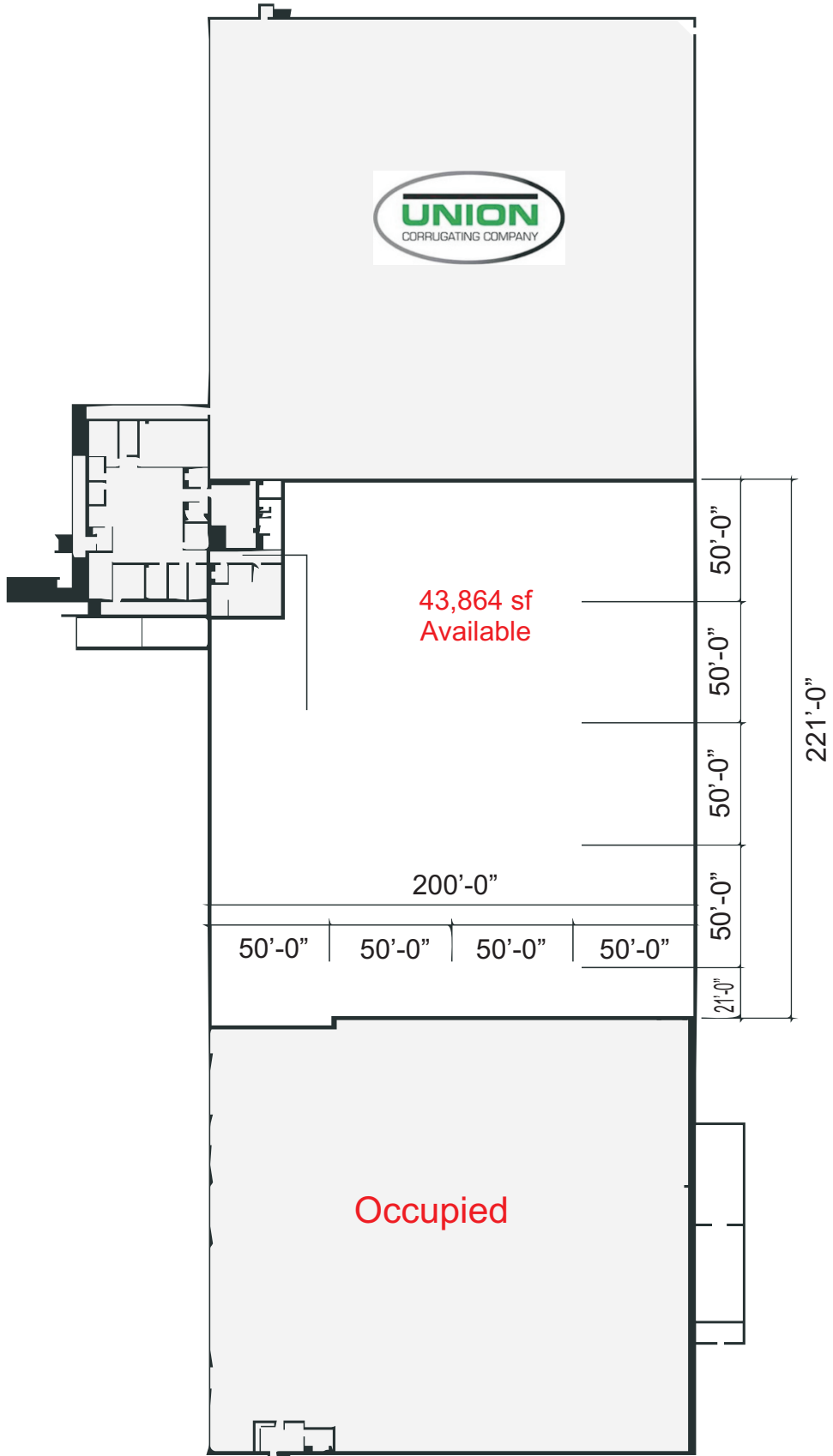


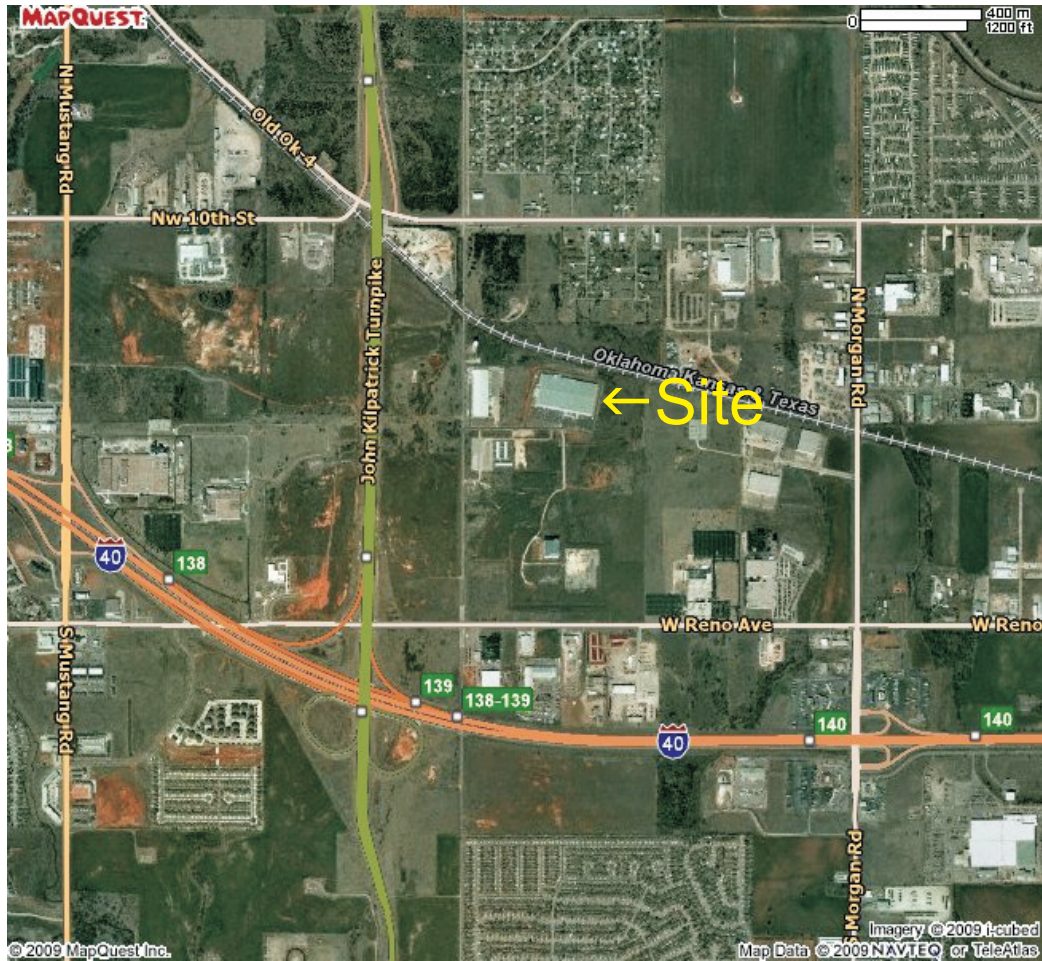
600 N. Sara Road

- 43,864 sq ft Available
- \$4.50 per sf NNN
- Last Remaining Office Space in 600 N. Sara Road Distribution Facility
- Excellent Location for Logistics and Distribution
- Located in the Westgate Commerce Park
- Less than a half mile from I-40, 8.17 miles from I-44, and 12.87 miles from I-35

Property & Site Information

Available Space:	43,864 sf
Year Built:	2004
Construction:	Tilt-Wall Concrete Construction
Office Area:	930 sf
Clear Height:	28'
Docks/Grade Doors	12 Dock Doors/ 1 Grade Level Door
Column Spacing	50' x 50'
Building Type:	Logistics and Distribution Center
Roof System:	Standing Seam Roof
Truck Court	150'
Fire Protection:	ESFR Sprinkler System
Security System:	Yes
Zoned:	I-2 Moderate Industrial
Water:	City of Oklahoma City
Sewer:	City of Oklahoma City
Gas:	ONG
Electric:	OG&E





Gardner Tanenbaum Group is a real estate development company that specializes in design build industrial and office build to suit projects as well as large scale multi-family development. GTG actively leases and manages their portfolio of over 5 million square feet and is constantly engaged in the continual development of existing industrial and office parks. GTG works with outside brokers and the real estate community to source tenants for their existing and future projects.

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