



For Lease

317 NE 31st Street
Oklahoma City, OK 73105

Total SF: 68,900
Office SF: 8,772



Distribution Warehouse

For Lease or Sale - \$2.2 Million/ \$3.75 NNN

Property Information:

- 68,900 sf Total
- 8,772 sf Office Available
- 24,937 Cold Room
- Truck Maintenance Building
- 18' Clear Height
- 3 - Dock High Doors
- 3 - Drive in Door
- Construction Type
 - Brick
- Private offices, reception area,
- Keycard security access and exterior lighting
- HVAC in Office
- Ample parking
- I-2 Zoning Moderate Industrial
- Water - City of OKC
- Sewer - City of OKC
- Gas - ONG
- Electrical - OG&E
- Sprinklered



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Office Area



Office Area



Office Area



Warehouse Area

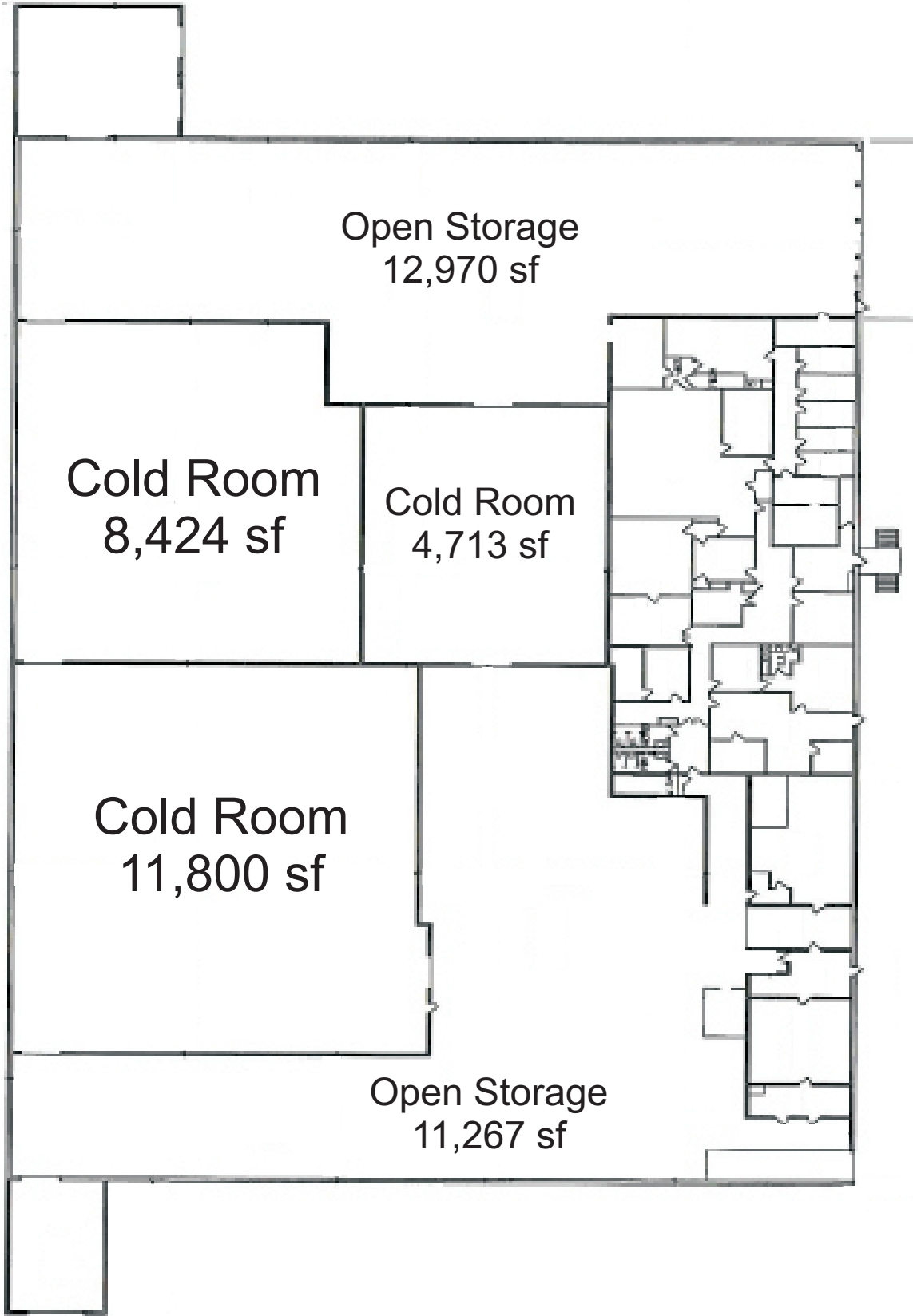


Warehouse Area



Metal Building





Open Storage
12,970 sf

Cold Room
8,424 sf

Cold Room
4,713 sf

Cold Room
11,800 sf

Open Storage
11,267 sf

68,000 sf Total



For Lease

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Office SF: 8,722

