



vanguard
DEVELOPMENT

9340 Pole Road
Oklahoma City, OK 73149

- Building Size: 6,720 sf
- Lease Price: \$6.50 sf NNN



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www.vanguarddevelopment.com

- Building Size: 6,720 sf ±
- Available Space: 6,720 sf ±
- Site Size: .75 Acre ±
- Zoning: I-2 Industrial
- 1 Grade Level Door (12' x 14')
- Truck-Court Depth: 70'
- 3-Phase OG&E electrical (600 amp)
- Oklahoma City Utilities

- 4,270 sf Office ±
- Air conditioned office area
- 2,450 sf Warehouse ±
- All concrete paving: 35 parking spaces
- Immediate Highway Access to I-35 and I-240
- Lease Price: \$6.50 per sf NNN

Neighboring Tenants Include:



HALLIBURTON

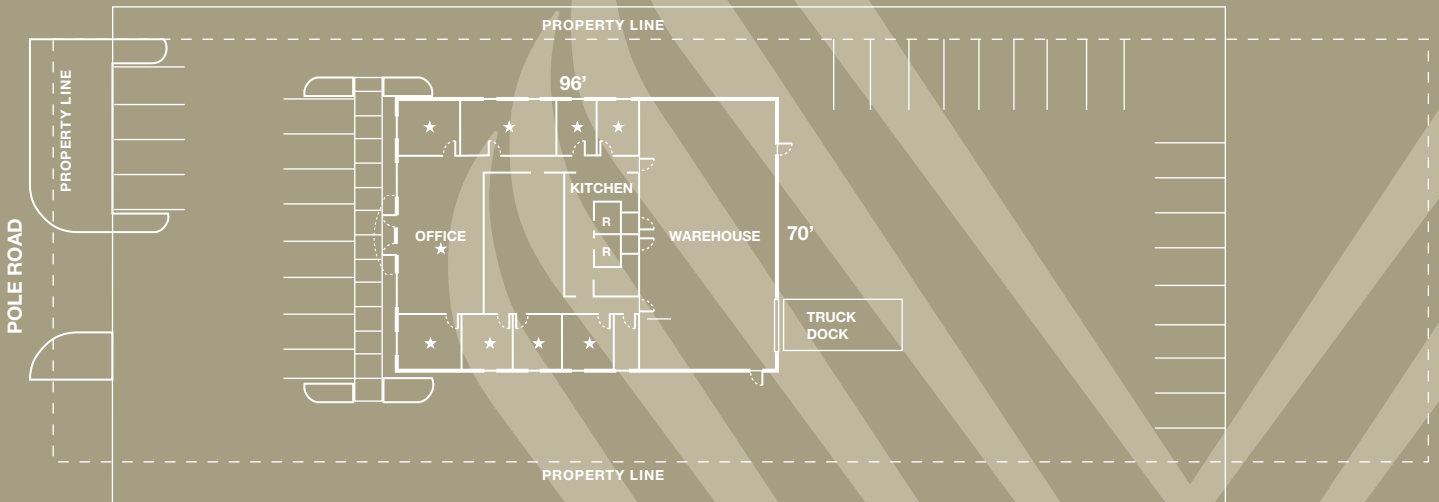




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This property is located just south of SE 89th Street on Pole Road and is approximately .5 mile east of I-35 and 1.5 miles south of I-240, allowing for easy highway access. Constructed in 2010, the building is situated in a well established, highly sought after, industrialized area.