



9400 Pole Road
Oklahoma City, OK 73149

- Building Size: 10,400 sf
- Lease Price: \$5.50 per sf NNN



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www.vanguarddevelopment.com

- Building Size: 10,400 sf ±
- Available Space: 10,400 sf ±
- Site Size: .75 Acre ±
- Zoning: I-2 Industrial
- 1 Dock High Door (9' x 10')
- 3 Grade Level Doors (10' x 14')
- Clearance Height: 16' – 19'
- Truck-Court Depth: 60'
- 3-Phase OG&E electrical (600 amp, 120v/240v)
- Oklahoma City Utilities
- 2,800 sf Office
- Air conditioned office area
- Clear span warehouse
- Overhead gas space heater in warehouse
- Highbay lighting plus skylights
- All concrete paving: 18 parking spaces
- Storage yard available
- Immediate Highway Access to I-35 and I-240
- Lease Price: \$5.50 per sf NNN

Neighboring Tenants Include:



HALLIBURTON

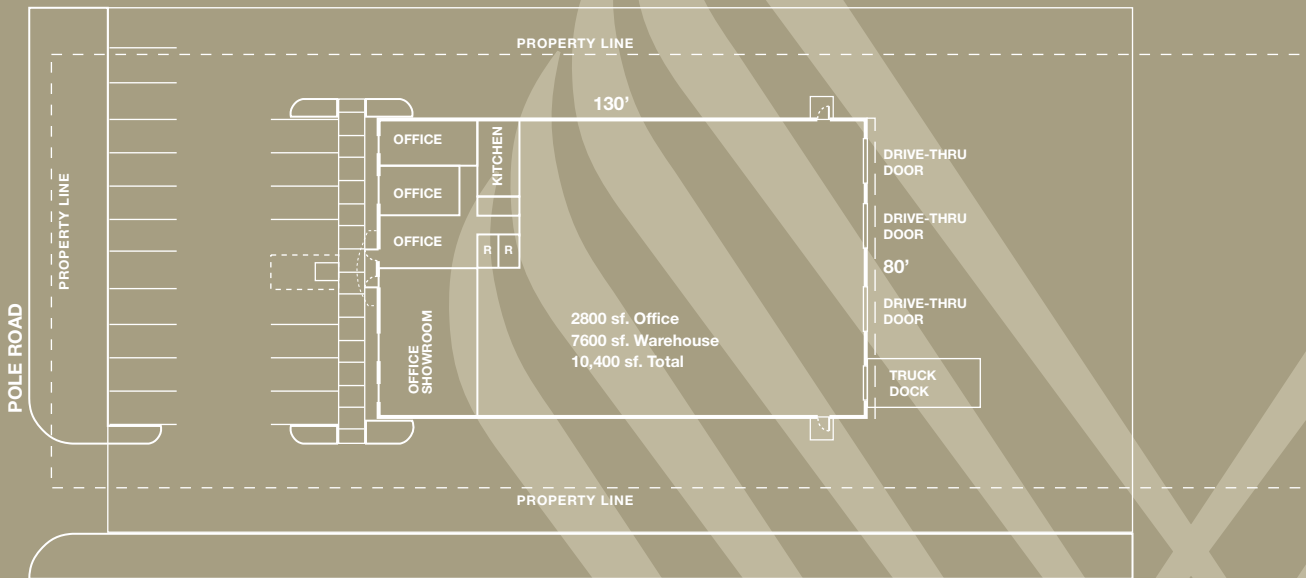




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DEVELOPMENT

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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.