



vanguard
DEVELOPMENT

9401 Pole Road
Oklahoma City, OK 73149

10,000 sf
AVAILABLE

- Building Size: 60,000 sf
- Lease Price: \$3.95 per sf NNN



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www.vanguarddevelopment.com

- Building Size: 60,000 sf ±
- Available Space: 20,000 sf ±
- Site Size: 3.74 Acres ±
- Zoning: I-2 Industrial
- 5 Dock High Doors (9' x 10')
- 1 Grade Level Door (12' x 14')
- Interior Clear Height: 25'
- Truck-Court Depth: 135'
- 50' x 50' Interior Column-Spacing
- 3-Phase OG&E electrical (270/480)
- Oklahoma City Utilities

- 1,100 sf Office Space
- Immediate Highway Access to I-35 and I-240
- Abundant Parking
- Lease Price: \$3.95 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.