



JR FULTON & ASSOCIATES, LLC

COMMERCIAL, INDUSTRIAL AND INVESTMENT REAL ESTATE

OFFERED EXCLUSIVELY
BY: RAY L WULF
MONTY STRICKER



TYPE PROPERTY: OFFICE/RETAIL/WAREHOUSE

LOCATION: 3100 S. Meridian Ave.
Oklahoma City, OK 73119
(Located just south of S.W. 29th on S. Meridian)

IMPROVEMENTS: Building is 56,000 Sq. Ft.
Includes 20,000 sf of Office/Retail area & 36,000 sf Production/WH

GENERAL INFO: Heat & Air in offices and retail areas. Production/WH Heat.
8 air units, various sizes, 1 geothermal unit.
Metal Building. 16 ft. sidewalls / 23 ft. at peak. Fully insulated, Sprinkler system throughout, 3 Phase electric.
Overhead doors: 1 - 12 ft. x 12 ft., 2 - 14 ft. x 12 ft.
Four Restrooms. Parking for 75+ Cars. Close to Airport.

ZONING: Industrial, I-2

LAND AREA: 2.8493 Acres (mol)

FOR SALE: \$2,995,000.00 / \$53.48 per sq. ft.

FOR ADDITIONAL INFORMATION CONTACT:

RAY L WULF
Cell: 405.308.3480
Office: 405.840.0200
Email: ray@jrfulton.com

MONTY STRICKER
Cell: 405.513.0998
Office: 405.840.0200
Email: montyokc@yahoo.com