



**JR FULTON
& ASSOCIATES, INC.**

COMMERCIAL, INDUSTRIAL AND INVESTMENT REAL ESTATE

**OFFERED EXCLUSIVELY
BY: PAULA FULTON**



TYPE PROPERTY: OFFICE WAREHOUSE WITH YARD

LOCATION: 4420 N. Santa Fe
Oklahoma City, OK 73118

LAND AREA: .9665 Acres (mol) Fully graveled yard area is 36,368 SF mol

GENERAL INFO: 3,760 S.F. building – 800 SF office + 2,960 SF warehouse area
2nd Floor area not included in sq. ft. has two offices and storage
4 – 14' x 12' Overhead doors, 3 Phase electric, 4 parking spaces in front, Truss Height 15' to 18', Office area has heat and air.
Zoned Industrial I-2

AdValorem Taxes: \$2,166.00, 2016

SALE PRICE: \$425,000.00

LEASE PRICE: \$4,000.00 per month NNN

**FOR ADDITIONAL
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The information contained herein has either been provided by the property owner or obtained from sources deemed reliable but not guaranteed. Prospective Buyers/Tenants should carefully verify items of income and expense and all other information contained herein. All reference to square footage provided by County Assessor.

