



JR FULTON & ASSOCIATES, LLC

COMMERCIAL, INDUSTRIAL AND INVESTMENT REAL ESTATE

OFFERED EXCLUSIVELY
BY: GLENN MILLER



TYPE PROPERTY: OFFICE WAREHOUSE

LOCATION: 713 N. Morgan Rd.
Oklahoma City, OK 73127

GENERAL INFO: Building size 10,400 SF
Includes 1,700 sq. ft. of office, 8,700 sq. ft. warehouse.
Warehouse: Clear span 17' to 20' clear height, 130' x 80', insulated, breakroom & restroom, O.H. doors, 2 – 14' x 12', these are drive-thru, incandescent lighting & skylights, O.H. gas heater.
Office: Five offices, reception, conference room, one restroom, two storage closets. Central heat and air.
Fenced and graveled yard. 18' gate, ¼ acre yard, 11 paved parking at front.

Zoned I-2, Industrial

AdValorem Taxes, \$6,364.00 – 2016

Fire and E.C. Insurance - \$2,749.00

FOR LEASE: \$5,633.00 p/month NNN (\$6.50 p/sq. ft.) – Owner prefers 3 - 5 yr. lease term.

AVAILABLE ON OR ABOUT APRIL 1, 2017. DO NOT DISTURB TENANT!

FOR ADDITIONAL INFORMATION CONTACT: GLENN MILLER

Cell: 405.819.8064

Office: 405.840.0200

Email: glenn@jrfulton.com

www.jrfulton.com