



**JR FULTON
& ASSOCIATES, LLC**

COMMERCIAL, INDUSTRIAL AND INVESTMENT REAL ESTATE

**OFFERED EXCLUSIVELY
BY: GLENN MILLER**



TYPE PROPERTY: OFFICE WAREHOUSE

**LOCATION: 13408 Railway Dr.
Oklahoma City, OK 73114
(Railway Dr. runs south off Memorial Rd., two blocks west of Broadway Extension)**

LAND AREA: .4368 Acres

**GENERAL INFO: Building size 5,000 SF – Includes: 1,800 sf Office
Four Offices, Reception, Test Lab area, 2 Restrooms and Coffee bar with
sink & cabinets. Central Heat/Air in Office areas.
16' – 20' Clear Span - OH Gas Heat and Cooling in Warehouse
1 – 8' X 10' Dock Well & 1 – 12' x 14' Grade Door
Small Paved yard area in rear, not fenced
Shared driveway entry with 13400 & 13412, building at end of cul-de-sac.
Zoned I-2, Industrial - Easy access to Kilpatrick Turnpike, I-235 & I-35.**

**FOR LEASE: \$3,225.00 per month – NNN included in price per mo. - 3 to 5 yr. term
\$6.50 per sq. ft. NNN**

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