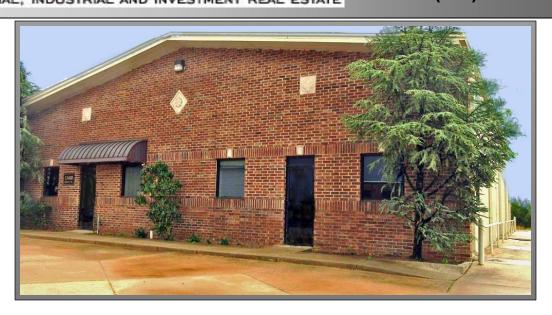


OFFERED EXCLUSIVELY BY: J.R. "Bud" Fulton (405) 410-4398



FOR LEASE

TYPE PROPERTY: <u>INDUSTRIAL OFFICE/WAREHOUSE</u>

LOCATION: <u>13408 Railway Drive</u>

Oklahoma City, OK 73114

Railway Drive runs South of Memorial Rd & Two Blocks West of Broadway Extension. Easy access to Kilpatrick Turnpike, I-235 & I-35

BUILDING SIZE: 5,000 SF – Includes 1,800 SF of Office Space

GENERAL INFO: 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 Level Door.

ZONING: I-2

FOR LEASE: \$3,550.00 per month - 3 to 5 yr. term

\$8.50 per SQFT. NNN

FOR ADDITIONAL INFORMATION CONTACT: J.R. "Bud" Fulton

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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 Owner.