



**JR FULTON
& ASSOCIATES, LLC**

COMMERCIAL, INDUSTRIAL AND INVESTMENT REAL ESTATE

OFFERED EXCLUSIVELY BY:

Paula Fulton

Cell: (405) 410-4453



TYPE PROPERTY: INDUSTRIAL BUILDING WITH 2+ ACRES FENCED YARD

LOCATION: 10344 W. Reno Ave.
Oklahoma City, OK 73127
(Just east of Sara Rd. with close access to I-40 & Kilpatrick Turnpike)

LAND AREA: 3.15 Acres - 340 ft. frontage on Reno x 401 ft. of depth (mol)

GENERAL INFO: Building - 16,080 SF Total
Office & Showroom – 4,160 SF
Other Area - 11,920 SF

- Central Heat & Air ·5 restrooms ·17 ft. truss height ·Two overhead loading doors ·600-amp electrical service ·Approximately 2.5 acres of fenced & graveled yard
- 25 plus parking spaces ·3,200 sq. ft. of canopy/open area on south end of bldg.
- Plus Storm Shelter ·Built in 2014

ZONING: Industrial, I-2

FOR LEASE: \$9.70 per SF – Net. Three to Five year lease preferred.

FOR ADDITIONAL INFORMATION CONTACT: Paula Fulton, Broker Associate

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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/County Assessor.