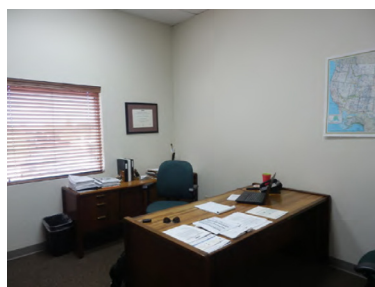
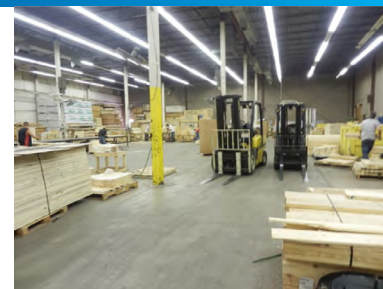


Industrial for Sale or Lease

29th Street Warehouse

4249 SW 29th St, Oklahoma City 73119

WIGGIN
PROPERTIES, LLC



Size: 118,946 ± SF
60,000 SF *min divisible*

Office Space: 6,350 ± SF (warehouse includes shipping and receiving office)

Lease Rate: \$4.50 - \$5.50/SF NNN

Sale Price: \$5,710,000

Lot Size: 6.49 acres

Zoning: I-2

Concrete/Parking: Ample turn radius with 70,416 SF concrete; 115 parking spaces

Security: Alarm system, fences, electric security gates and small guardhouse at entrance.

Truss Height: Varies from 16 to 23 feet; higher to roof deck

Roof: Flat metal deck roof with drains. Built-up composition roof covering on the entire building.

Dock Doors: 13 with levelers

Ramp Doors: 1

Electricity: Two and three phase service

Lighting: Surface mounted fluorescent lights

HVAC: 525 tons; 25 roof mounted units

Floors: Dock-high reinforced concrete over compacted fill with drilled pier and grade beam foundation.

Foreign Trade Zone: Assistance applying for Foreign Trade Zone benefits available.

Call Michael Raff at **405.842.0100**

mraff@wigginprop.com | wigginprop.com

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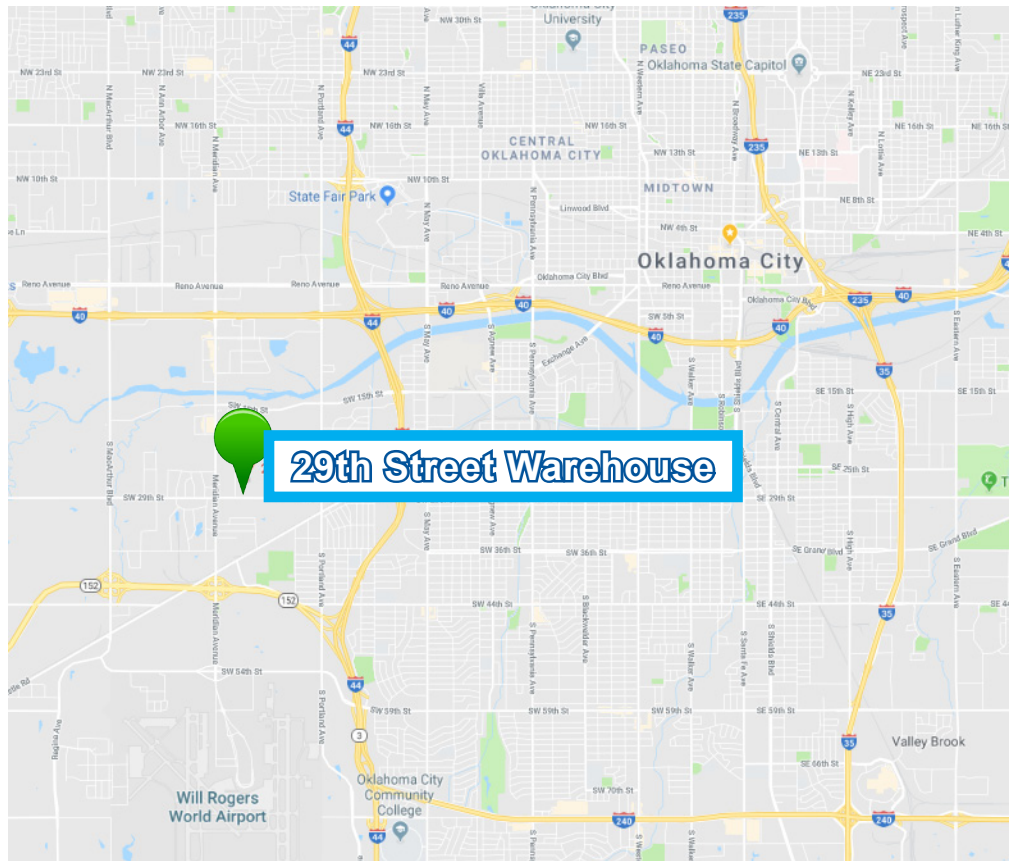
WIGGIN
PROPERTIES, LLC



Location

4249 SW 29th is located 2 miles north of Will Rogers World Airport and 1.5 miles west of I-44. This south Oklahoma City location provides easy access to the metro area's south, west and central neighborhoods including downtown Oklahoma City as well as Mustang to the west of Will Rogers and Moore and Norman to the east and southeast.

- I-44, 1.5 miles
- I-40, 1.75 miles
- Will Rogers World Airport, 2 miles
- I-240 Interchange, 4 miles
- I-35, 6.25 miles



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