



Available

For sale or lease opportunity

Class A Industrial Manufacturing +
Warehouse + Office Building Facility

965,895 r.s.f building | 25,000 s.f. office space

6801 S Sunnyslane Rd | Oklahoma City, OK 73135

BNSF Rail Served

Highlights



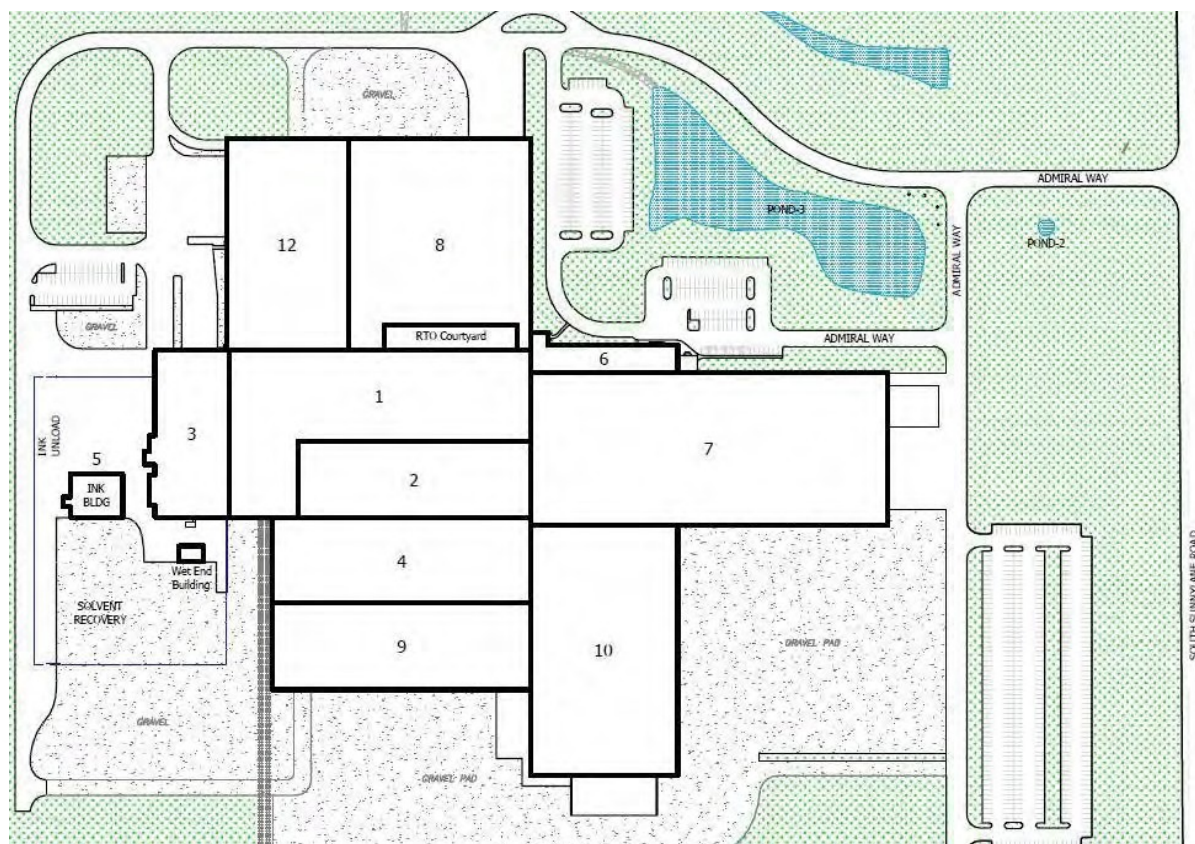
Property Specifications

Available Area:	965,895 RSF*	Dock Doors:	36 with levers and locks, 16 grade level doors
Land Size:	170 acres	Elevators:	(2) 3,000lb capacity Otis Hydraulic elevators
Office:	25,000 RSF	HVAC:	HVAC in entire plant except warehouses
Clear Height:	Predominately 30'	Auto Parking:	±700 spaces/ Paved asphalt parking lots/drives
Year Built:	2003-2013	Natural Gas:	12' NG Supply Line from ONG
Column Spacing:	40' x 50', 50' x 50', 40' x 80', 50' x 60', 60' x 50'	Power	OG&E - 34.5 KV Feeders, 2 service lines (5869 & 5870) to (2) 34.SKV 6-way switches

Property Features

- BNSF rail service into building
- Quick interstate access: ½ mile to I-240, 3 miles to I-35 and 8 miles to I-40
- Simplex alarm system with pull stations, card-swipe access doors, Hikvision security camera system
- Climate control in manufacturing areas
- Onsite cafeteria, medical clinic, exercise gym and storm shelter for 500 people
- LED and T-5 lighting with motion sensors
- Building can be expanded
- Zoning I-2 Moderate Industrial

Floor Plan



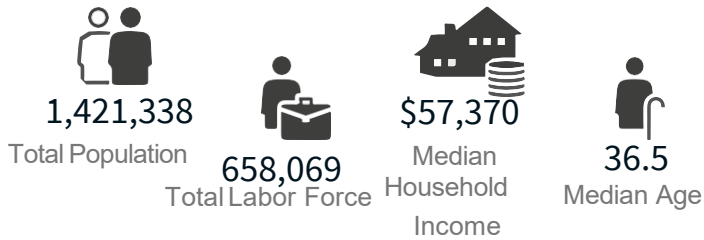
Floor Plan Specifications

Building ID	Ground (Sq Ft)	Mezzanine (Sq Ft)	Occupancy Date	Column Spacing (E-W x N-S)	Clear Height (to Bottom of Deck)
1	119,090	3,582	Sep-03	40 x 50	34'0"
2	63,418	33,090	Sep-04	40 x 40	34'0"
3	46,417	15,924	Nov-04	50 x 50	34'0"/55'4" (high-hat area)
4	80,561	10,822	Dec-04	40 x 60 / 50 x 60	34'1"/44'3" (high-hat area)
5	8,488	0	Dec-04	N/A	39'0"
6	14,952	13,538	Jan-05	N/A	14"
7	197,091	23,233	Nov-04	40 x 50	33'8"
8	127,395	9,380	Nov-04	40 x 50	36'6"
9	80,809	10,852	Jun-06	40 x 60 / 50 x 60	38'1"/58'2" (high-hat area)
10	133,513	19,646	Mar-08	50 x 50	33'10"
12	94,161	0	Nov-13	60 x 50	33'9"
Total	965,895	140,067			

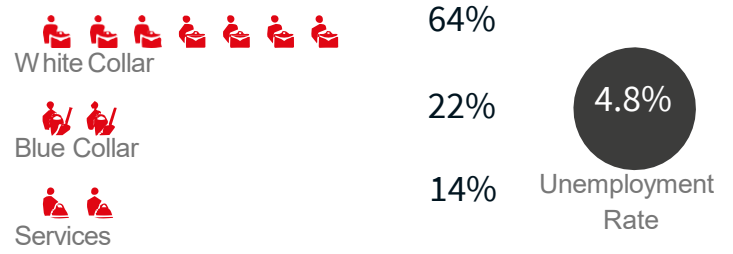


Local workforce data

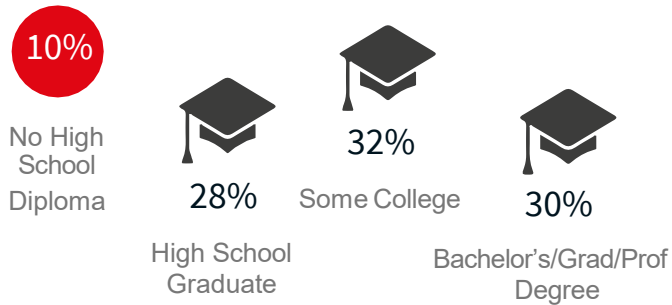
KEY FACTS



EMPLOYMENT



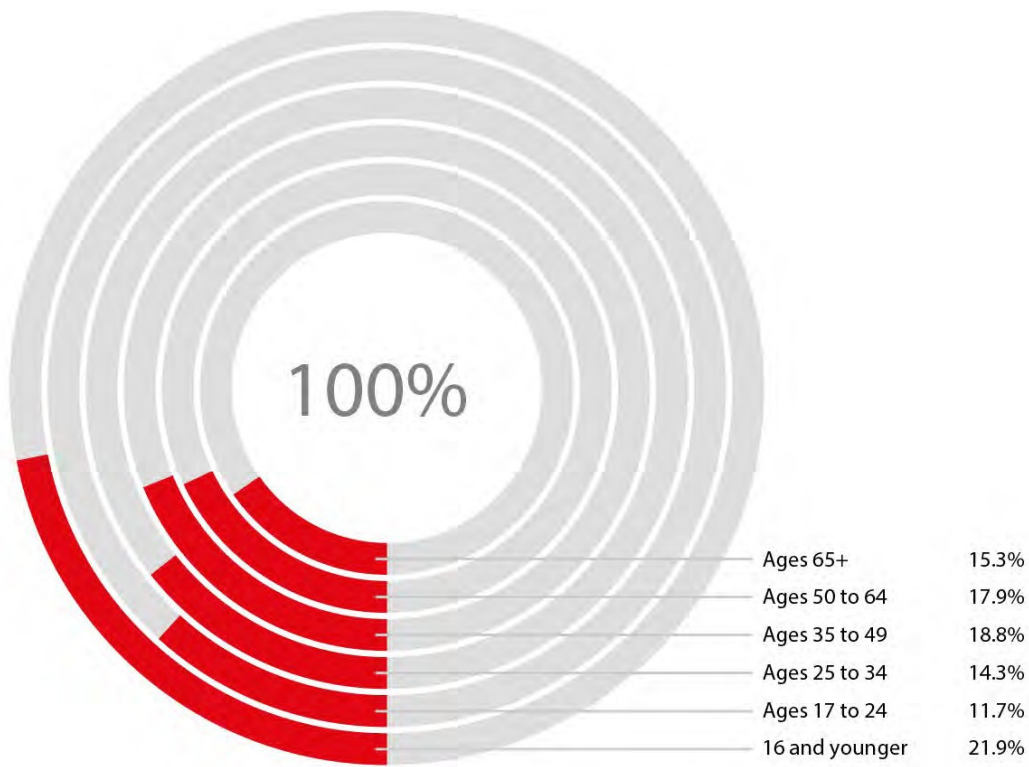
EDUCATION



INDUSTRY CONCENTRATION



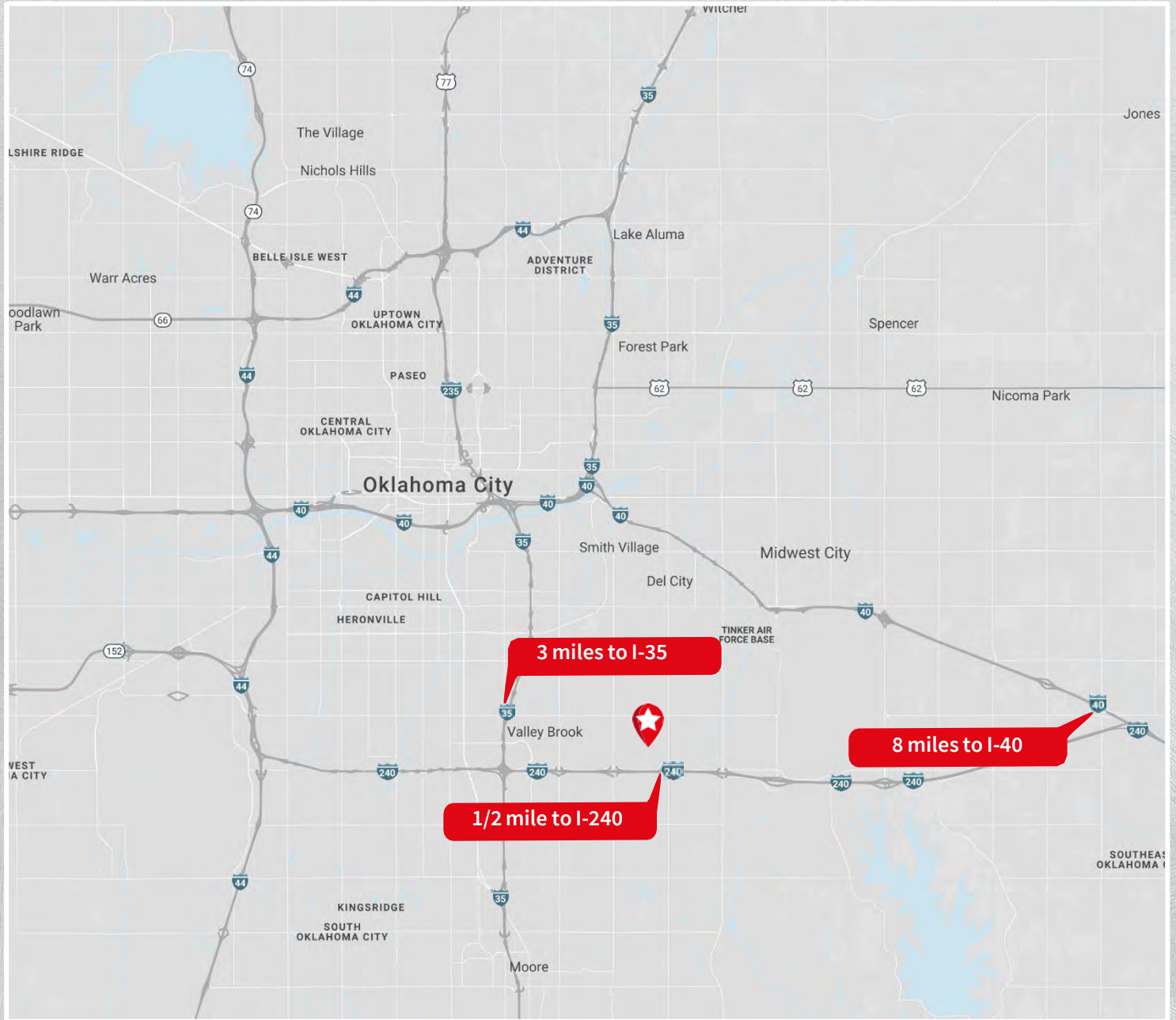
Age stratification



Average travel time to work



Local access



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