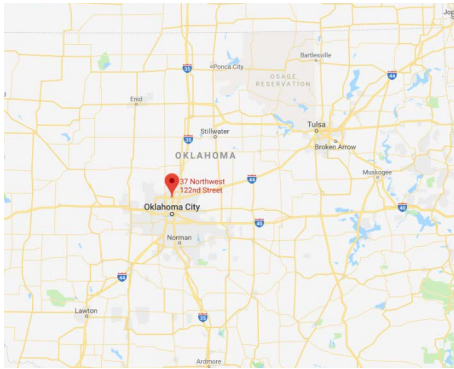


Available for Lease

37 NW 122 Street | Oklahoma City, OK 73114



Property Highlights

This freezer-cooler facility in Oklahoma City features 6" reinforced concrete floors and insulated glycol flooring in the freezer with 4" insulated metal panel walls. High efficiency T-8 lighting runs throughout the building and a 100 KW back up generator with 480 Amp capacity ensures product storage. The site is ideally located in north Oklahoma City, with immediate access to Loop 235, Interstate Hwy -35, IH- 40, IH- 44, the Kilpatrick Turnpike and is less than 10 miles from the Will Rodgers World Airport.

Space Type (SF)	Total Space (SF)	Available Space (SF)	Docks	Clear Height	Column Spacing	Parking
Office: 11,000 Dry Dock: 8,000 Freezer (-5 degrees): 51,605 Ice Cream Room (-20 degrees): 2,700 Cooler (32 - 38 degrees): 23,788 Warehouse: 113,372 Vehicle Maintenance: 11,514 Other: 1,000	222,979	222,979	36 with leveler and seals	24' - 33'	33' x 33' & 35' x 35'	140 car spaces 58 trailer spaces



IRG

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AVAILABLE FOR LEASE

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Refrigeration Details

- Maintained by Johnson Controls the freon system is supported by 2,320 pounds of Freon along with 28 freezer condensers , there are 9 condensers for cooler, and 3 for produce area.
- The facility is 100% sprinklered via a wet system in the dry storage and cooler areas. The freezer is serviced via a dry system.
- On the freezer there are 7 units that installed from 2011 to 2013.
- Cooler temperatures between 32 – 38 degrees.
- Freezer temperature to negative (-5) degrees.
- Ice Cream room (-20) degrees.