



## 8101 Rockback Court

Oklahoma City, Oklahoma 73162

### PROPERTY HIGHLIGHTS

- 4,550 SF Warehouse Area
- 1,680 SF Unfinished Area with HVAC
- \$30,000 in Commercial Shelving that can Stay with Building
- Well Maintained Building
- (2) 12' x 12' Grade Level Doors
- Fenced Yard
- 14' & 20' Ceiling Height
- 3 Phase Power
- Built in 2007
- 10 Parking Spaces



TOTAL SF **6,230 SF MOL**

LAND IN ACRES **0.46 MOL**

ZONING **I-2**

GENERAL USE **Industrial**

[www.naisullivangroup.com](http://www.naisullivangroup.com)

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

For more information:

**Nicole Mayes**

Cell: 1 405 209 3992

[nicole@naisullivangroup.com](mailto:nicole@naisullivangroup.com)

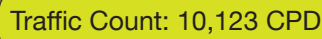
4045 N.W. 64th Street, Suite 340

Oklahoma City, Oklahoma 73116

Office: 1 405 840 0600

Fax: 1 405 840 0610

Council



Traffic Count: 21,134 CPD

Rockwell

## SITE

4045 N.W. 64th Street, Suite 340  
Oklahoma City, Oklahoma 73116  
Office: 1 405 840 0600  
Fax: 1 405 840 0610