

Sales Price: Call For Pricing



8810-8880 S. Sunnyslane Road

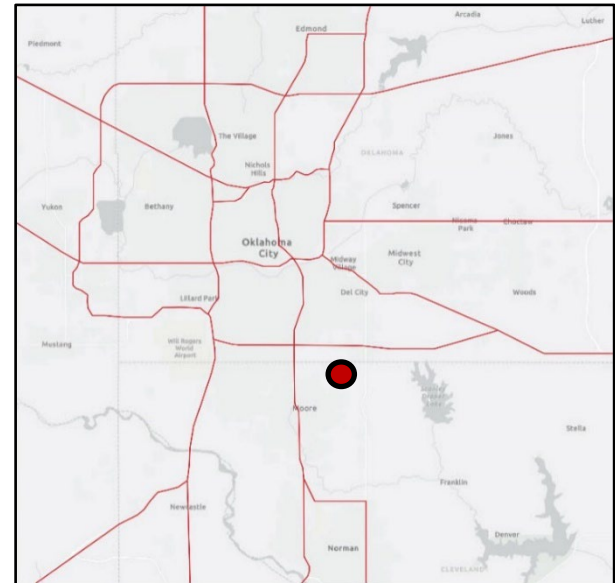
Oklahoma City, Oklahoma 73135

PROPERTY HIGHLIGHTS

- **37,210 SF MOL in 7 Buildings**
- 9 Tenants
- Offering Memorandum inclusive of Rent Roll Available Upon Request (NDA Required)
- Fully Leased Cash Flowing Light Industrial Development
- Concrete throughout and Detention Pond
- Great Tenant Mix

LOCATION HIGHLIGHTS

- Quick Access to I-240 & I-35
- Located Between Oklahoma City & Norman



TOTAL SF	37,210 SF on 5 Acre MOL
BUILT	2018 - 2023
ZONED	PUD-67

Amir Shams
+1 405 313 0333
amir@naisullivangroup.com

Zac McQueen
+1 405 476 9199
zac@naisullivangroup.com

RJ Jimenez
+1 940 597 9341
rj@naisullivangroup.com

Isaac Christian
+1 405 314 8230
ichristian@roi-re.com

+1 405 840 0600 OFFICE

4045 N.W. 64th Street, Suite 340
Oklahoma City, OK 73116

www.naisullivangroup.com



8810 S. Sunnyslane Road (Single Tenant)

- 5,000 SF (1,400 SF Office)
- 3 Offices
- Conference Room
- Reception Desk
- 2 Restrooms
- 3 Grade Level Doors (14' x 10')



8820 S. Sunnyslane Road (Single Tenant)

- 5,000 SF (1,400 SF Office)
- 3 Offices
- Conference Room
- Reception Desk
- 2 Restrooms
- 3 Grade Level Doors (14' x 10')



8830 S. Sunnyslane Road (Single Tenant)

- 5,000 SF (1,400 SF Office)
- 6 Offices
- Reception
- 2 Restrooms
- 3 Grade Level Doors (14' x 10')



8840 S. Sunnyslane Road (Single Tenant)

- 5,000 SF (1,400 SF Office)
- 1 Office
- Showroom
- 2 Restrooms
- 3 Grade Level Doors (14' x 10')

Amir Shams
 +1 405 313 0333
 amir@naisullivangroup.com

Zac McQueen
 +1 405 476 9199
 zac@naisullivangroup.com

RJ Jimenez
 +1 940 597 9341
 rj@naisullivangroup.com

Isaac Christian
 +1 405 314 8230
 ichristian@roi-re.com

+1 405 840 0600 OFFICE

4045 N.W. 64th Street, Suite 340
 Oklahoma City, OK 73116

www.naisullivangroup.com



8850 S. Sunnyslane Road (Single Tenant)

- 5,000 SF (1,400 SF Office)
- 2 Offices
- Showroom
- 2 Restrooms
- 3 Grade Level Doors (14' x 10')



8860 S. Sunnyslane Road (Multi Tenant)

- Suite A: 3,000 SF, (1,500 SF Office), 2 Private Offices, Showroom, 1 Grade Level Door (14' x 10')
- Suite B: 2,000 SF (240 SF Office), 1 Private Office, 1 Break Room, 2 Grade Level Doors (14' x 10')



8880 S. Sunnyslane Road (Multi Tenant)

- Suite B: 3,605 SF (1,250 SF Office) 2 Private Offices, Showroom, 2 Restrooms, 2 Grade Level Doors (12' x 14')
- Suite C: 3,605 SF (1,400 SF Office) 5 Private Offices, Lobby & Reception, 2 Restrooms, 2 Grade Level Doors (12' x 14')

Amir Shams

+1 405 313 0333

amir@naisullivangroup.com

Zac McQueen

+1 405 476 9199

zac@naisullivangroup.com

RJ Jimenez

+1 940 597 9341

rj@naisullivangroup.com

Isaac Christian

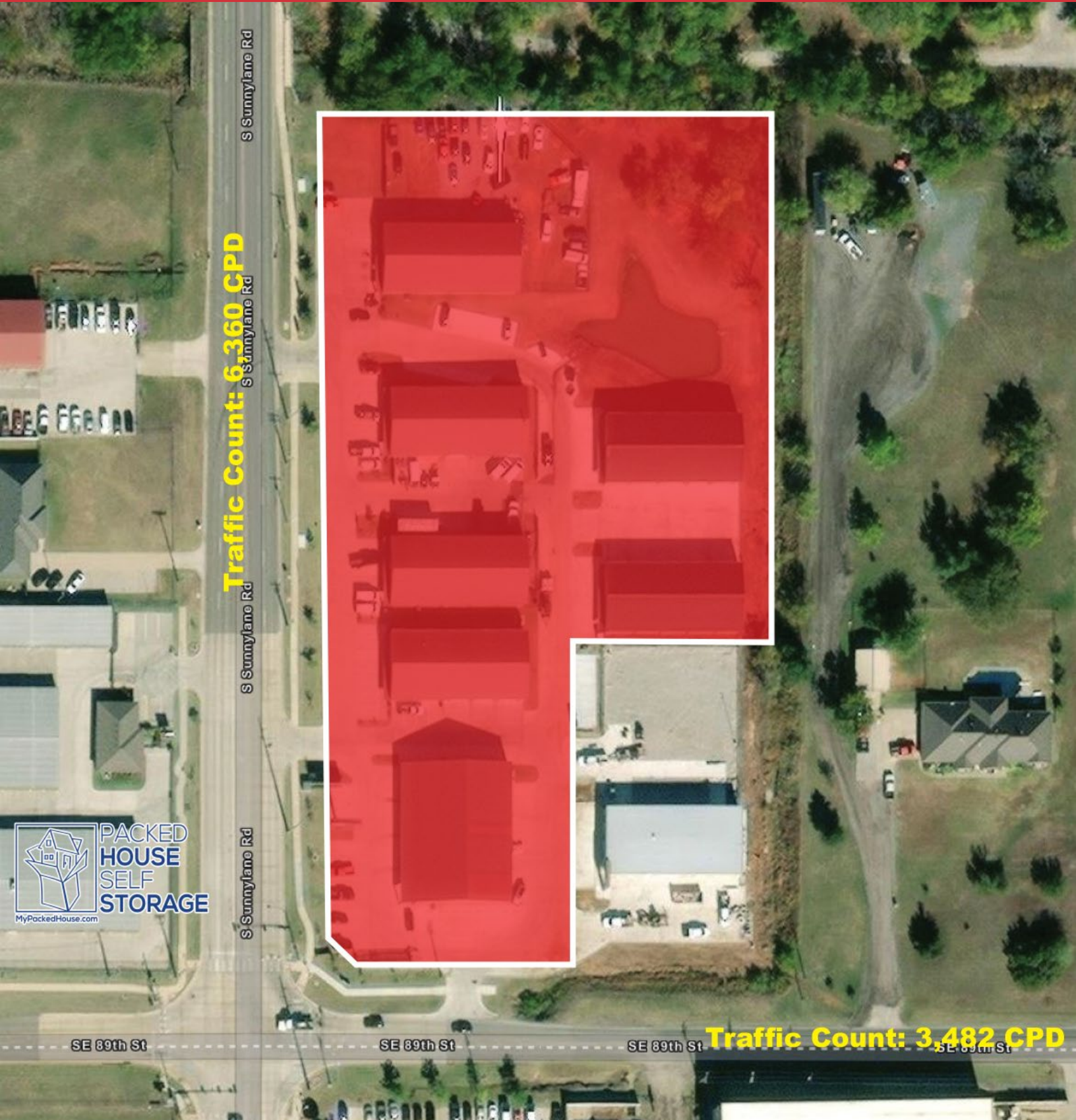
+1 405 314 8230

ichristian@roi-re.com

+1 405 840 0600 OFFICE

4045 N.W. 64th Street, Suite 340
Oklahoma City, OK 73116

www.naisullivangroup.com



Traffic Count: 6,360 CPD

Traffic Count: 3,482 CPD



Amir Shams
 +1 405 313 0333
 amir@naisullivangroup.com

Zac McQueen
 +1 405 476 9199
 zac@naisullivangroup.com

RJ Jimenez
 +1 940 597 9341
 rj@naisullivangroup.com

Isaac Christian
 +1 405 314 8230
 ichickristian@roi-re.com

+1 405 840 0600 OFFICE

4045 N.W. 64th Street, Suite 340
Oklahoma City, OK 73116

www.naisullivangroup.com



Amir Shams
 +1 405 313 0333
 amir@naisullivangroup.com

Zac McQueen
 +1 405 476 9199
 zac@naisullivangroup.com

RJ Jimenez
 +1 940 597 9341
 rj@naisullivangroup.com

Isaac Christian
 +1 405 314 8230
 ichtian@roi-re.com

+1 405 840 0600 OFFICE

4045 N.W. 64th Street, Suite 340
 Oklahoma City, OK 73116

www.naisullivangroup.com



Population	1 Mile: 6,190	3 Miles: 39,795	5 Miles: 128,056
Average Household Income	1 Mile: \$76,954	3 Miles: \$82,813	5 Miles: \$68,475
Total Households	1 Mile: 2,283	3 Miles: 14,633	5 Miles: 48,677

Amir Shams
 +1 405 313 0333
 amir@naisullivangroup.com

Zac McQueen
 +1 405 476 9199
 zac@naisullivangroup.com

RJ Jimenez
 +1 940 597 9341
 rj@naisullivangroup.com

Isaac Christian
 +1 405 314 8230
 ichtian@roi-re.com

+1 405 840 0600 OFFICE

4045 N.W. 64th Street, Suite 340
 Oklahoma City, OK 73116

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.