

## EXECUTIVE SUMMARY

# MACARTHUR INDUSTRIAL

616 N MacArthur Boulevard, Oklahoma City, OK 73127



Lease Rate

**\$5.00 SF/YR**

### OFFERING SUMMARY

Building Size:	68,800 SF
Available SF:	10,000 SF
Lot Size:	7.19 Acres
Year Built:	1970
Zoning:	I-2 Moderate Industrial
Market:	Oklahoma City
Submarket:	Western Oklahoma City
Traffic Count:	21,264

### PROPERTY OVERVIEW

This is a well sized warehouse with nice visibility and good connectivity, being centrally located off I-40. The space is a simple 100' X 100'. It can be delivered as-is or with some improvements. The parking lot is exclusive to this space. Warehousing, distribution, manufacturing or even retail/flex uses would all be good fits for this property.

### PROPERTY HIGHLIGHTS

- Easy access to I-40
- Ample parking
- Strong traffic counts
- Good visibility

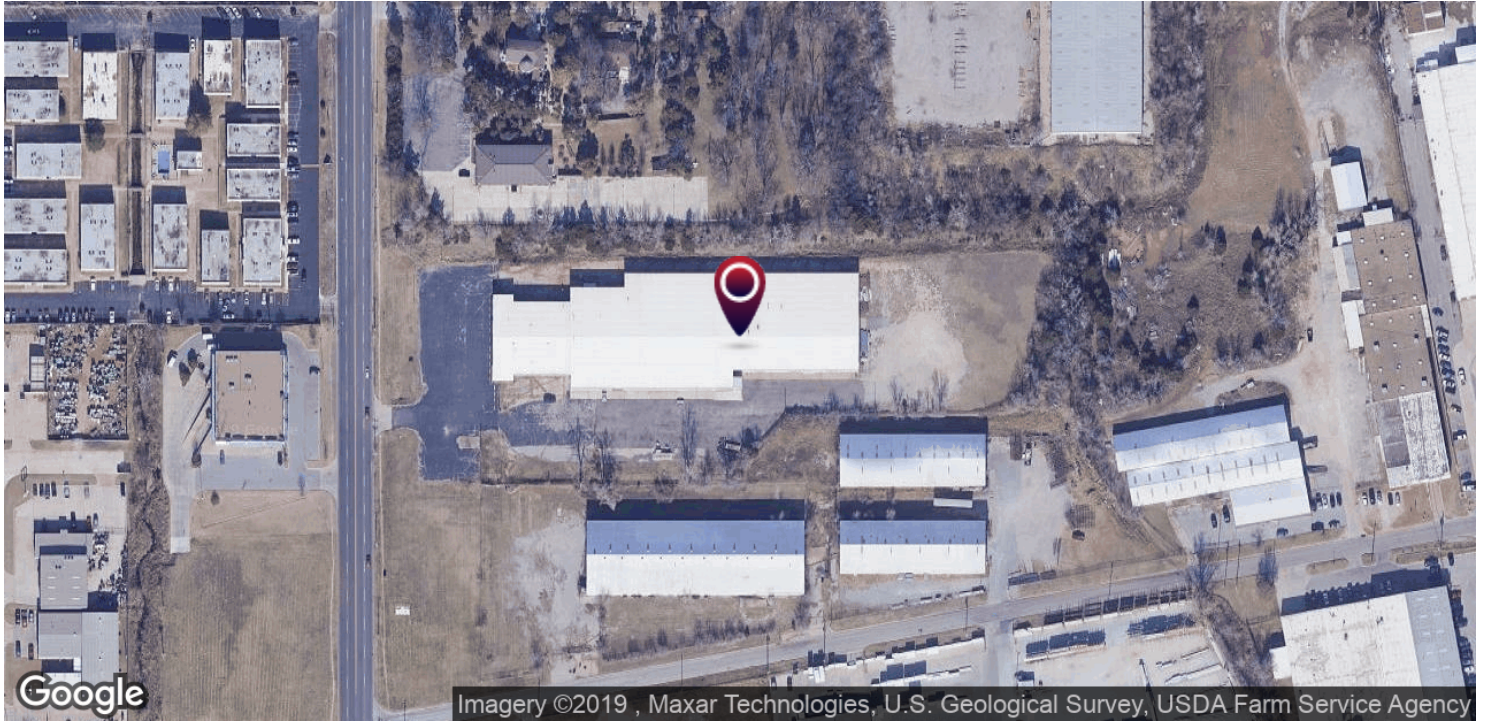


**ADEPT Commercial Real Estate, LLC**  
120 E Sheridan, Suite 105E  
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## IAN DUTY-DEAN

Senior Advisor

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OK #171793

## PROFESSIONAL BACKGROUND

Ian Duty-Dean is an Advisor with ADEPT Commercial Real Estate. Prior to joining ADEPT, he was an Advisor for Emersons Commercial Real Estate and SVN Land Run. Ian is a real estate professional with five years of experience in commercial real estate brokerage. After graduating Classen School of Advanced Studies he went on to pursue a degree at the University of Oklahoma. During that time Ian landed an internship with the Oklahoma City Urban Renewal Authority. There he had the opportunity to collaborate with and learn some of the most established developers in Oklahoma City.

Ian's primary focus is adaptive reuse, site selection, and expansions. While having a passion for urban development, Ian has also represented tenants and landlords in rural communities throughout Oklahoma. Ian has the capacity to assist clients with their retail, office, and industrial needs small and large.

## EDUCATION

University of Oklahoma

## MEMBERSHIPS

Urban Land Institute  
Commercial Real Estate Council  
International Council of Shopping Centers



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