

LIGHT INDUSTRIAL / FLEX WAREHOUSE

1354 W Sheridan Ave

Oklahoma City, OK 73106 · West Downtown, Central Industrial Submarket

FOR SALE

\$645,000

\$112.17 / SF above grade
\$92.14 / SF incl. basement



100% CLIMATE-CONTROLLED - ALL 7,000 SF: WAREHOUSE, OFFICE & BASEMENT

BUILDING

5,750 SF

above grade

BASEMENT

1,250 SF

climate-controlled

HVAC

100%

heated & cooled

LOADING

3 + 1

drive-ins & dock

OFFICE

1,250 SF

main level

LAND

0.29 AC

fenced site

Property Highlights

100% climate-controlled, all 7,000 SF. Warehouse, office and basement are all heated and cooled. That is rare in small-bay industrial near downtown, where most shop space conditions the office only and most basement space is raw. Here product, inventory, equipment and people stay protected year-round, and no separate climate-controlled storage is needed.

West Downtown flex/industrial at 1354 W Sheridan Ave. 5,750 SF above grade plus the 1,250 SF climate-controlled basement on a fenced 0.29-acre site. Three 12' x 12' drive-in doors plus an exterior dock with a 550 SF concrete dock. 1,250 SF of office on the main level, stacked over the basement, so the office, warehouse and drive-ins all sit at grade with no interior steps or ramps. Built in 1963 with permitted remodels in 2011 and 2019, including a \$180,100 remodel permit.

Positioned for West Downtown momentum: Film Row, West Village, the Farmers Market District and the Pivot Project are pulling investment west of Classen, and a new Mexican Consulate has opened on Sheridan. 1-2 Star industrial vacancy in the Central submarket is 3.0% and falling, and submarket leasing activity rose 46% over the past year.

100% CLIMATE-CONTROLLED - WAREHOUSE, OFFICE AND BASEMENT INCLUDED**Building**

Type	Light industrial / flex, Class C
Above-grade SF	5,750 (County GBA)
Basement	1,250 SF, 100% climate-controlled
Office area	1,250 SF, main level, stacked over basement
Year built	1963; remodels 2011, 2019
Construction	Masonry concrete block on slab
Roof	Flat, built-up rock
Clear height	14' clear, 18' building height
Loading	3 drive-ins (12' x 12'), 1 ext. dock
Dock	550 SF concrete dock
HVAC	Package units, 100% heated & cooled, all areas incl. basement
Sprinklers	None
Parking	10 surface spaces

Land & Site

Land size	0.29 AC (12,713 SF)
Dimensions	105.94' x 120'
Fencing	6' chain link, barbed wire (148 LF)
Yard	2,125 SF concrete yard, canopy walkway
Zoning	I-2, Downtown Parking overlay
Subdivision	Orchard Park Addn, Block 8
School district	Oklahoma City #89
Parcel	R014004120
Occupancy	Contact listing broker

Pricing

Asking price	\$645,000
Per SF, above grade	\$112.17
Per SF, incl. basement	\$92.14
2026 taxes (est.)	\$7,071

Own vs. Lease

Lease, 7,000 SF at \$7.57 NNN	\$52,990 / yr
Own at \$645,000, net of principal	\$35,870 / yr

Illustration only, not a loan quote: 20% down (\$129,000), \$516,000 at 7.0% on a 25-year amortization. Both columns exclude taxes and insurance.

Why This Building**100% climate-controlled**

Every square foot heated and cooled, warehouse, office and basement. Most competing shop buildings condition the office only. No outside storage rental needed.

Working-building features

Three drive-ins, an exterior dock, 14' clear, fenced paved yard, 1,250 SF office plus 1,250 SF climate-controlled basement storage.

Scarce, proven pricing

Central submarket 1-2 Star vacancy is 3.0% and falling. 2026 West Downtown sales closed at \$78 to \$101/SF. Closest match, 1814 NW 1st St, closed at \$101/SF in June.

SALT COMMERCIAL REAL ESTATE PARTNERS

Paul Swales, CCIM · paul@salt-cre.com · 405.679.3708

Showings by appointment only. Please do not visit the property without an appointment. All information deemed reliable but not guaranteed; building areas, land size and zoning should be independently verified. This flyer is not an appraisal.