

# INDUSTRIAL/RETAIL PROPERTY

FOR SALE OR LEASE 420 N Penn

# WIGGIN

PROPERTIES, LLC



**Property Type:** Industrial/Retail

**Size:** Total: 19,695 SF  
Warehouse: 17,524 SF  
Office: 2,176 SF

**Price:** Sale: \$750,000  
Lease: \$5,500/mo NNN

**Zoning:** I-2

**Highlights:**

- Built in 1956
- 2 dock doors
- 2 loading ramps
- New warehouse floor
- Air conditioned office

**Description:** This property is a perfect fit for industrial or retail needs. With just under 20,000 square feet of warehouse space, and plentiful air conditioned office space. It offers a good number of parking spots, and large windows that offer frontage on Pennsylvania.



## Don Faulkner

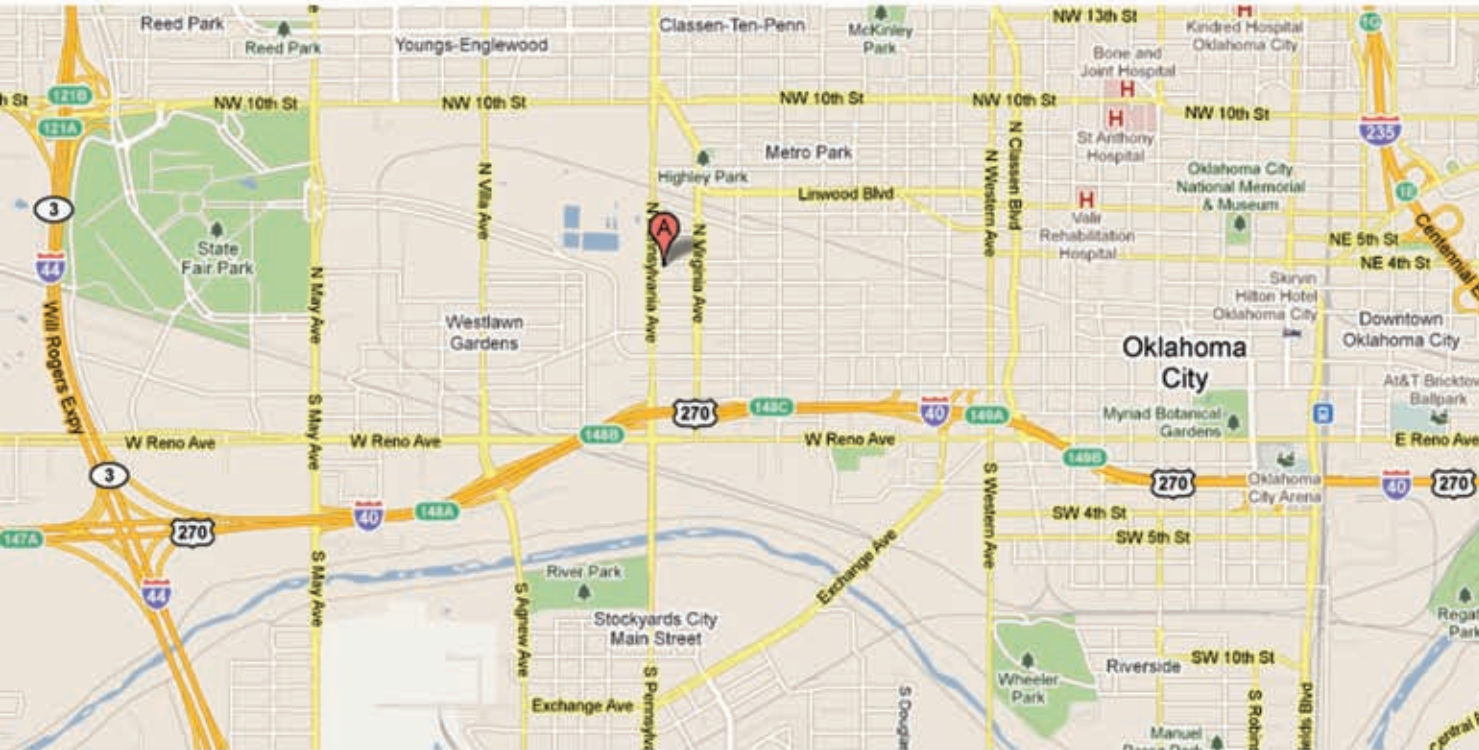
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**Location:** This property sits on the southeast corner of Pennsylvania Avenue and Northwest 4th street, on the edge of the Oklahoma City business district. Just west of Oklahoma City, it is moments from I-44, I-40 and I-235.

**Additional Information:**  
[www.wigginprop.com](http://www.wigginprop.com)

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