2212-4425 SW 21st Street Oklahoma City, OK 73108

Meridian Business Center

64,270± SF

CBRE

Property Overview

Multi-tenant Flex Industrial

Meridian Business Center is a professionally managed property located at the intersection of Southwest 21st Street and South Meridian Avenue. It comprises two buildings with a combined total of 64,270± square feet.

Strategically situated approximately 3 miles north of Will Rogers World Airport, the center boasts appealing landscaping and offers flexibility for tenants and clients.

Location provides convenient access to major transportation routes, including I-40, I-44, Airport Road, and the recently expanded turnpike.

Aerial Map

HIGHLIGHTS

$8.50 – 9.25 NNN

- Two Buildings
- 64,270 Total SF
- Flex Space

Building 1

- 32,247 SF
- 3.35 AC
- Built in 1980

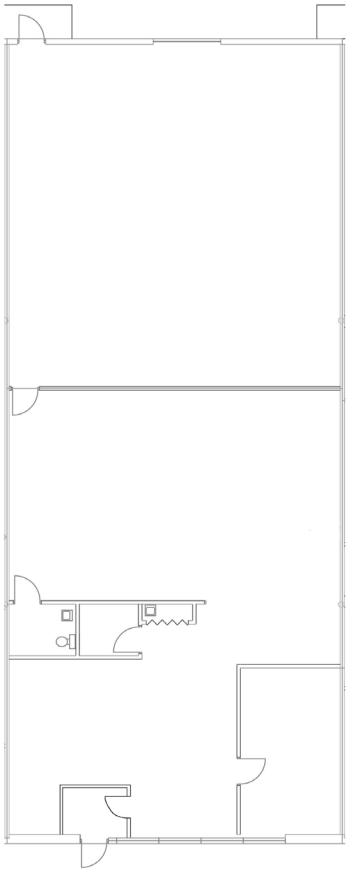
Building 2

- 35,129 SF
- 3.64 AC
- Built 1983

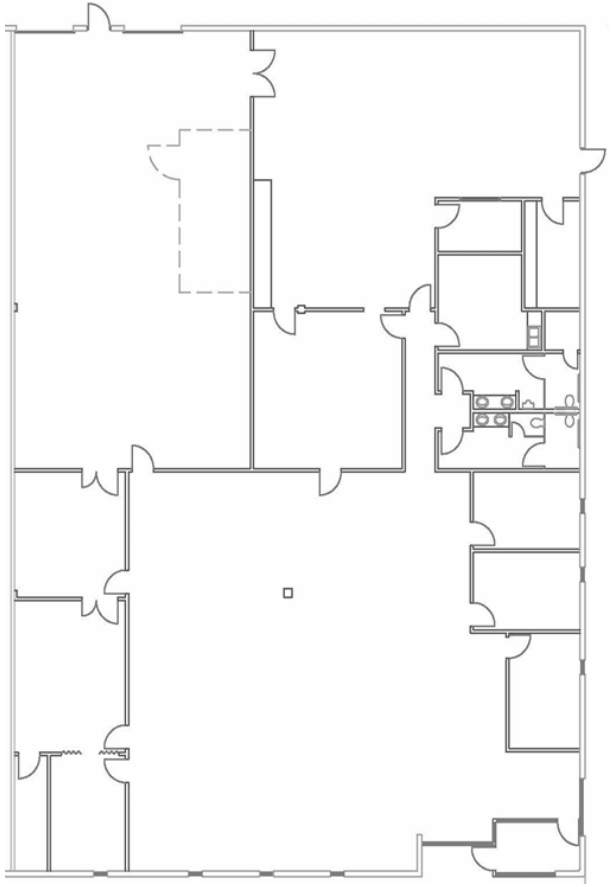
Suite Specifications

Available Suites

Suite # 4311	
Size:	4,000 SF
Docks:	One

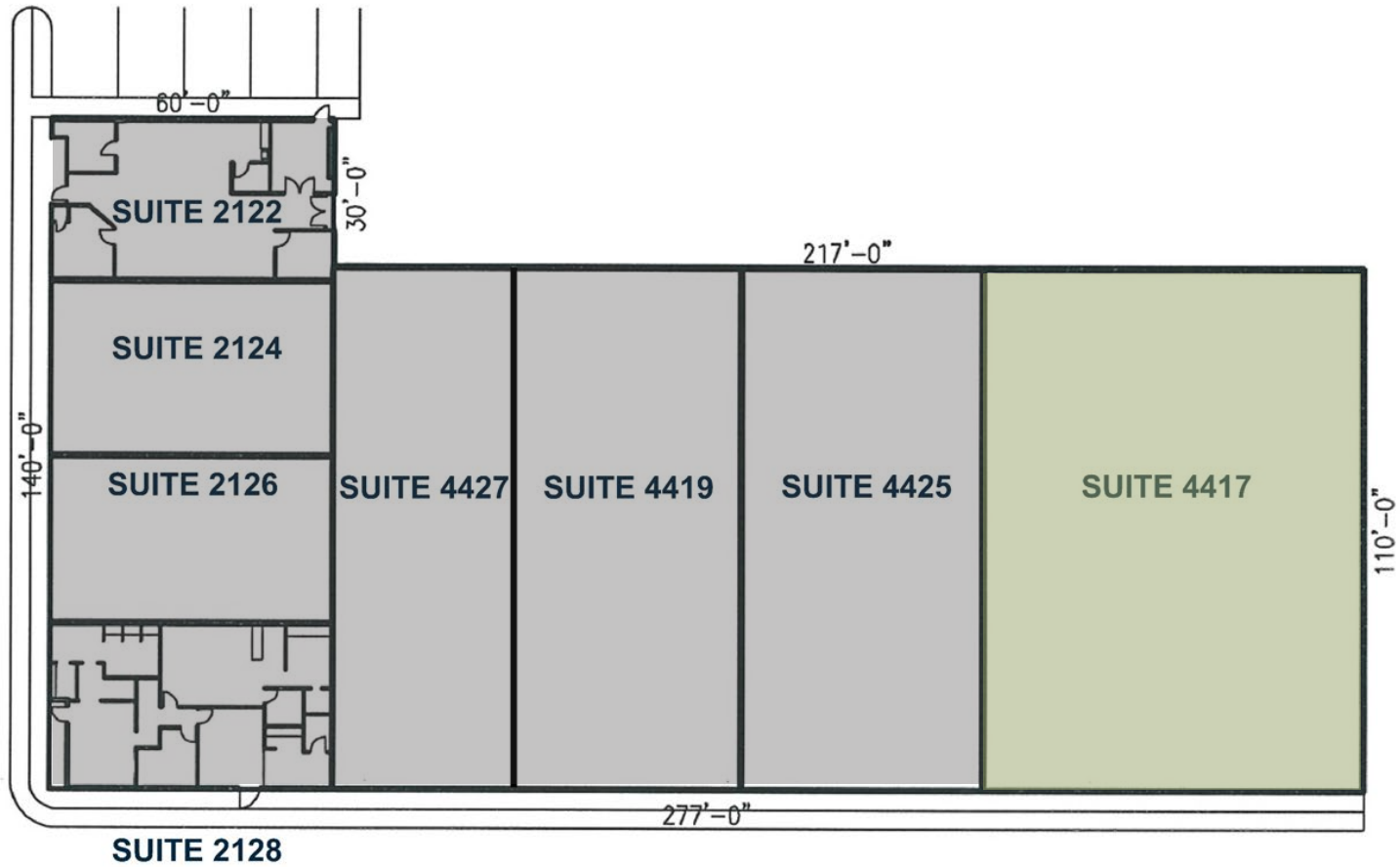


Suite # 4417	
Size:	8,800 SF
Drive-ins:	One



Floor Plan

Building 1



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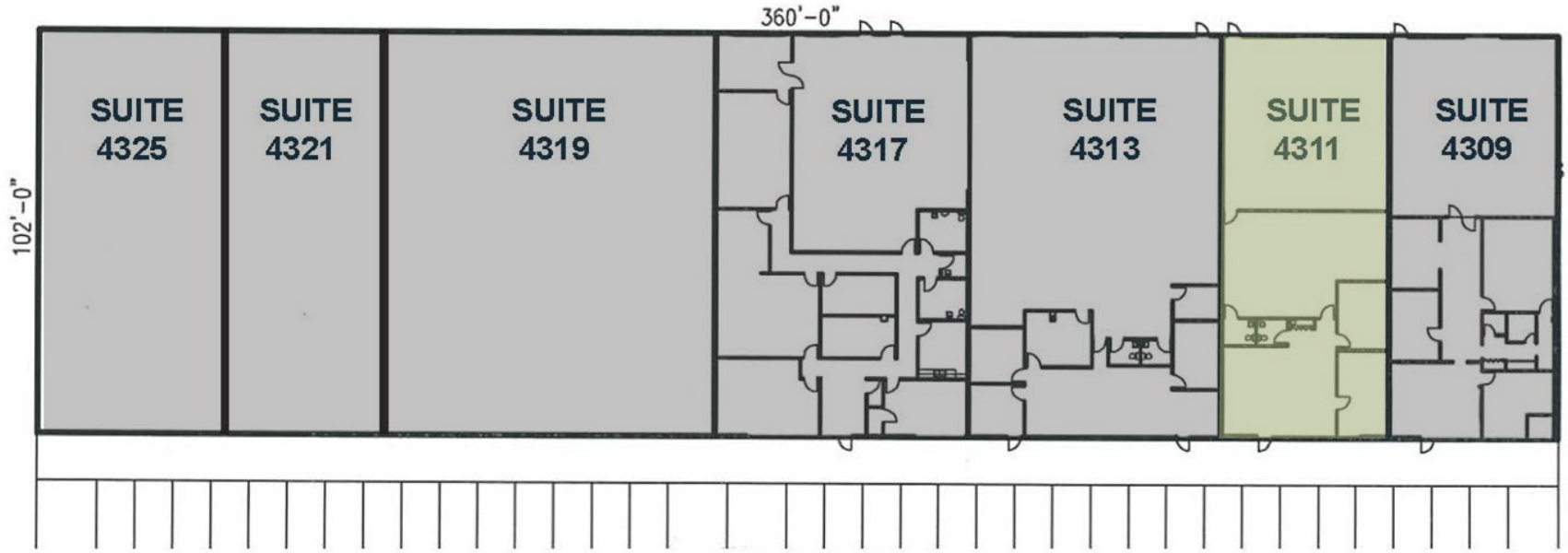
Floor Plan

Building 2



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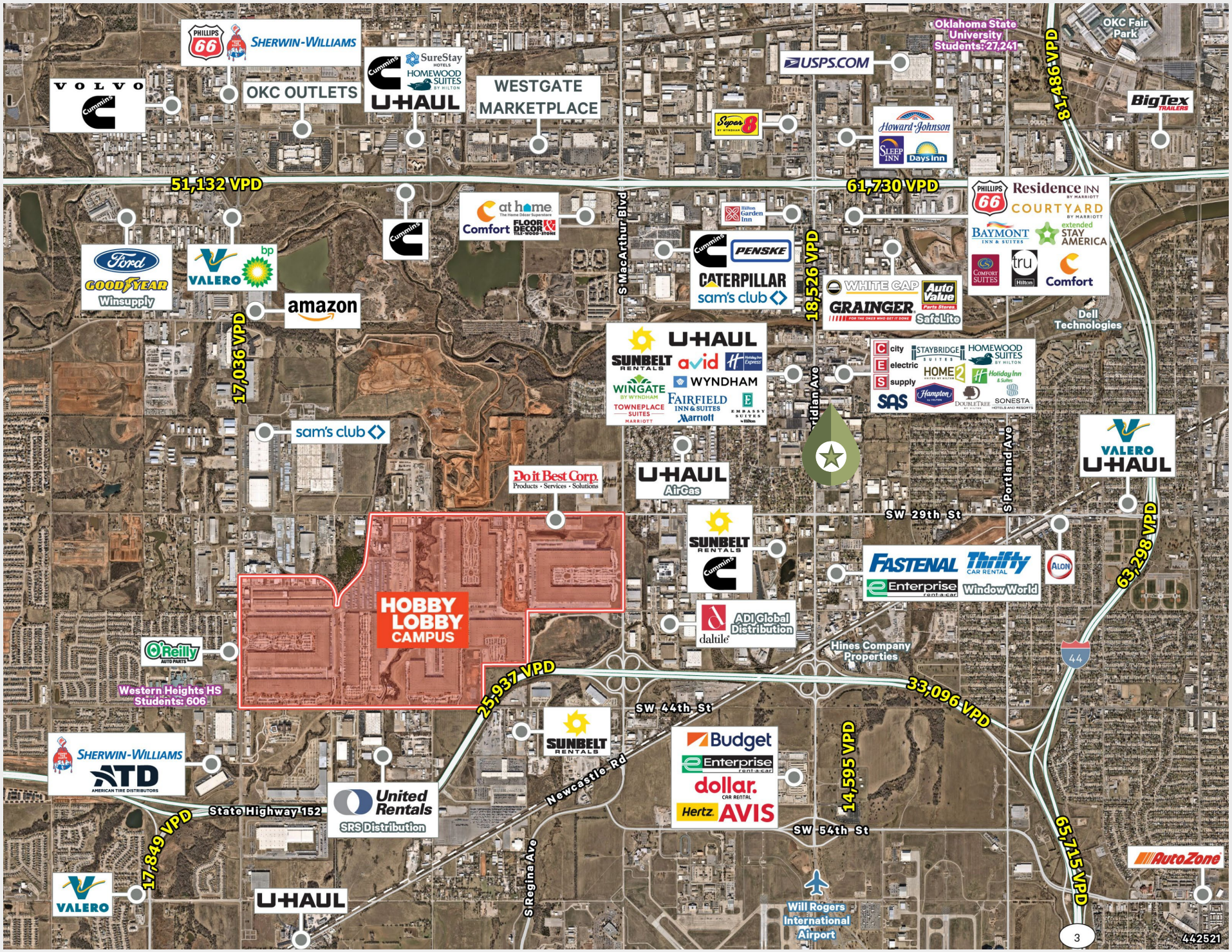
Oklahoma State University Students: 27,241
OKC Fair Park
USPS.COM
BigTex TRAILERS
PHILLIPS 66
SHERWIN-WILLIAMS
VOLVO
Cummins
SureStay HOTELS
HOMEWOOD SUITES BY HILTON
U-HAUL
OKC OUTLETS
WESTGATE MARKETPLACE
Super 8
Howard Johnson
SLEEP INN
Days Inn
81,486 VPD
51,132 VPD
61,730 VPD
Residence INN BY MARRIOTT
COURTYARD BY MARRIOTT
BAYMONT INN & SUITES
extended STAY AMERICA
COMFORT SUITES
tru Hilton
Comfort
at home
Comfort FLOOR DECOR
Hilton Garden Inn
S MacArthur Blvd
PENSKE
CATERPILLAR
sam's club
18,526 VPD
WHITE CAP
Auto Value Parts Stores
GRAINGER
SafeLite
Dell Technologies
Ford
GOODYEAR
Winsupply
VALERO
bp
amazon
17,036 VPD
U-HAUL
SUNBELT RENTALS
avid
Fairfield Inn Express
WYNDHAM
WINGATE BY WYNDHAM
FAIRFIELD INN & SUITES Marriott
TOWNEPLACE SUITES MARRIOTT
EMBASSY SUITES by Hilton
city electric supply
STAYBRIDGE SUITES
HOMEWOOD SUITES BY HILTON
HOME2 SUITES BY HILTON
Holiday Inn & Suites
SAS
Hampton BY HILTON
DOUBLETREE BY HILTON
SONESTA HOTELS AND RESORTS
S Portland Ave
sam's club
Do it Best Corp. Products • Services • Solutions
U-HAUL AirGas
VALERO
U-HAUL
SW 29th St
SUNBELT RENTALS
FASTENAL
Thrifty CAR RENTAL
ALON
Enterprise rent-a-car
Window World
63,298 VPD
HOBBY LOBBY CAMPUS
ADJ Global Distribution
daltile
O'Reilly AUTO PARTS
Hines Company Properties
44
Western Heights HS Students: 606
25,937 VPD
33,096 VPD
SW 44th St
SUNBELT RENTALS
Budget
Enterprise rent-a-car
dollar. CAR RENTAL
Hertz
AVIS
14,595 VPD
Newcastle Rd
SHERWIN-WILLIAMS
ATD AMERICAN TIRE DISTRIBUTORS
United Rentals
SRS Distribution
State Highway 152
SW 54th St
17,849 VPD
65,715 VPD
AutoZone
VALERO
U-HAUL
S Regina Ave
Will Rogers World International Airport
3
442521

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64,270± SF

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