

Executive Summary



OFFERING SUMMARY

Lease Rate:	\$7.50 SF/yr (NNN)
Estimated NNN:	\$1.57 SF/yr
Building Size:	17,000 SF
Available SF:	17,000 SF
Lot Size:	118,111 SF
Number of Units:	2 Buildings
Year Built:	1984
Zoning:	F-1

PROPERTY HIGHLIGHTS

- Secure, Gated Yard Space with Security System & Surveillance Cameras
- Approximately 345 Feet of I-35 Frontage & Visibility, Ideal for Industrial Retail, Showroom, or Service Uses
- 3-Phase Power
- Ample Customer & Employee Parking
- **BUILDING 1 - OFFICE / WAREHOUSE | 5,000 SF**
 - 4 Private Offices, Conference Room, Reception Area, Kitchenette / Break Area, 3 Bathrooms
 - (2) 14' x 14' Overhead Doors with Pull-Through Capability
 - Heated & Insulated Warehouse
 - Additional Mezzanine Storage Space Not Included in Building SF
 - 14' Clear Height with LED Lighting
- **BUILDING 2 - WAREHOUSE | 12,000 SF**
 - (6) 14' x 14' Overhead Doors, All with Pull-Through Capability AND (1) 14' W x 8' H Overhead Door
 - 2 Climate-Controlled Bathrooms and Shop / Office Space
 - 13-16' Clear Height with LED Lighting

JOHNNY STRADAL
405.990.0569
johnny@creekcre.com

CHRIS CASTRO
405.317.0627
chris@creekcre.com

5600 INDUSTRIAL BLVD
5600 INDUSTRIAL BLVD | EDMOND, OK 73034



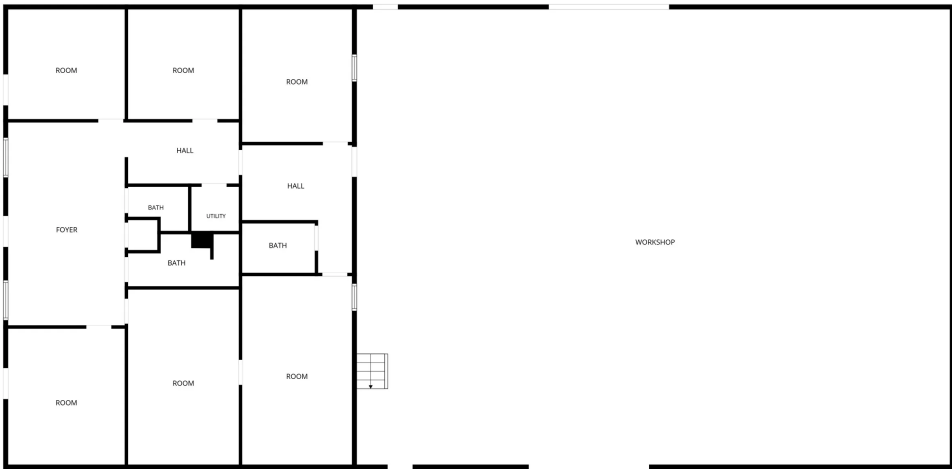
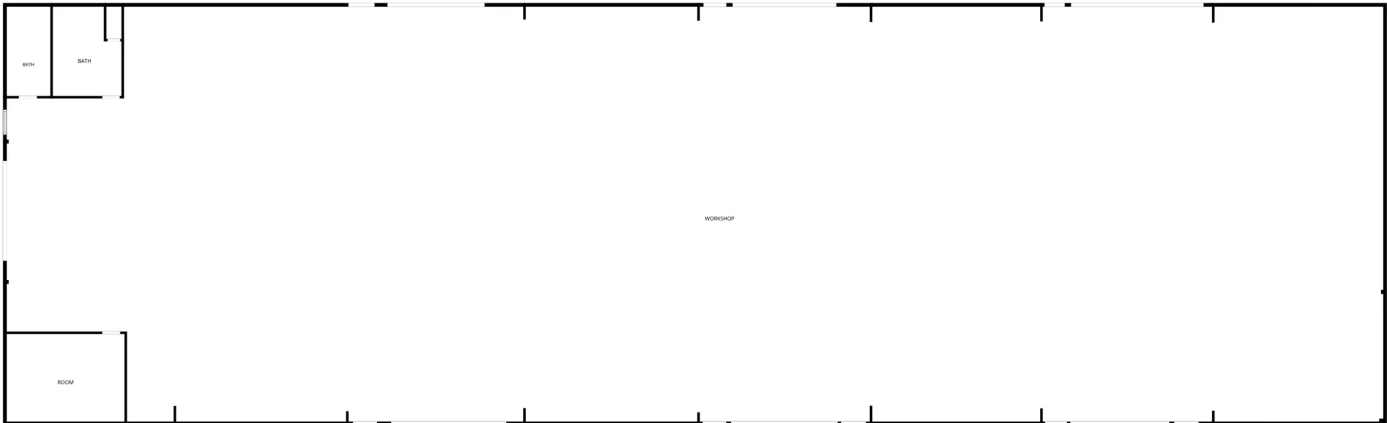
Additional Photos



JOHNNY STRADAL
405.990.0569
johnny@creekcre.com

CHRIS CASTRO
405.317.0627
chris@creekcre.com

Floor Plans (Large Warehouse & Office / Warehouse)

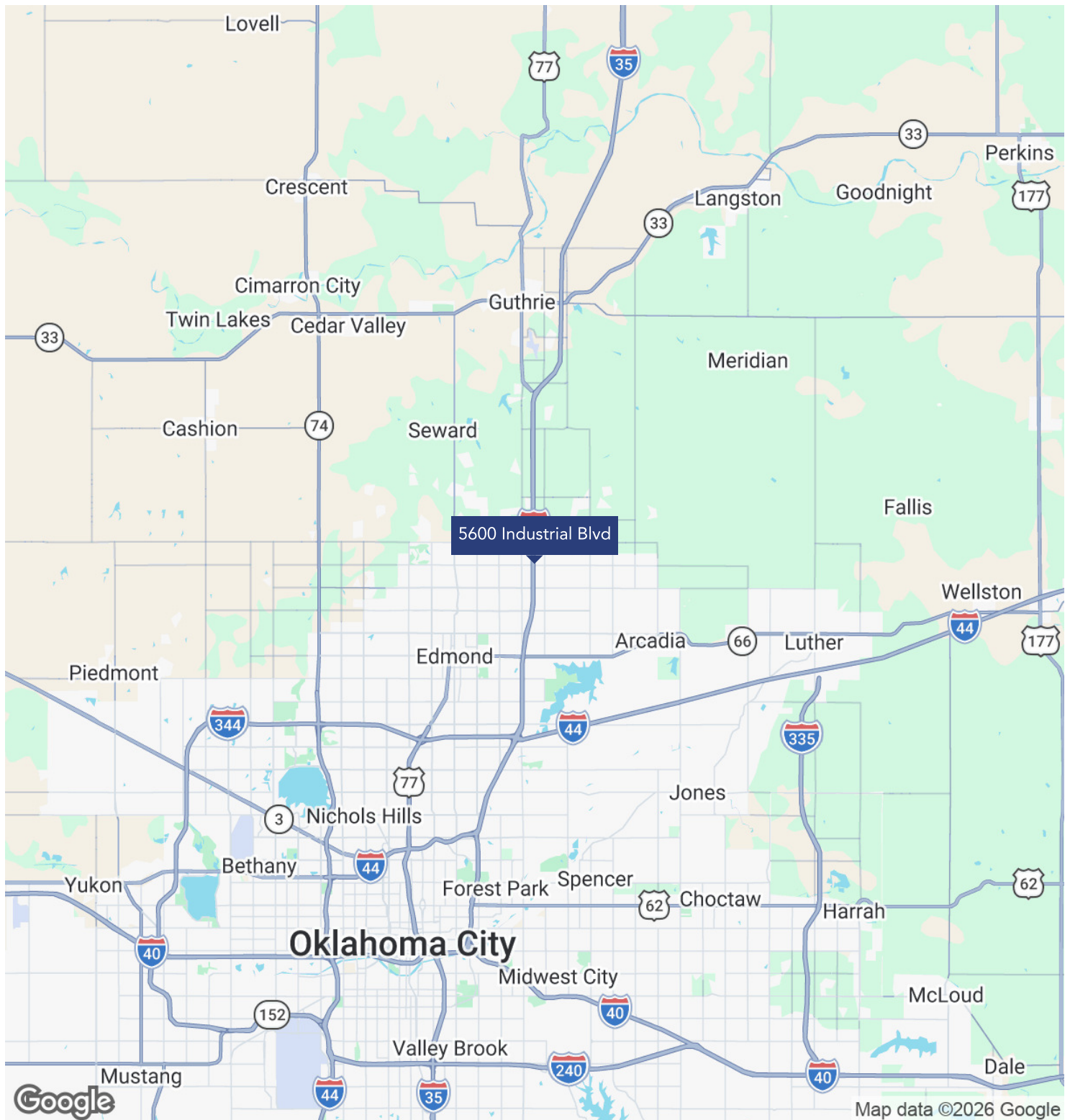


FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

JOHNNY STRADAL
405.990.0569
johnny@creekcre.com

CHRIS CASTRO
405.317.0627
chris@creekcre.com

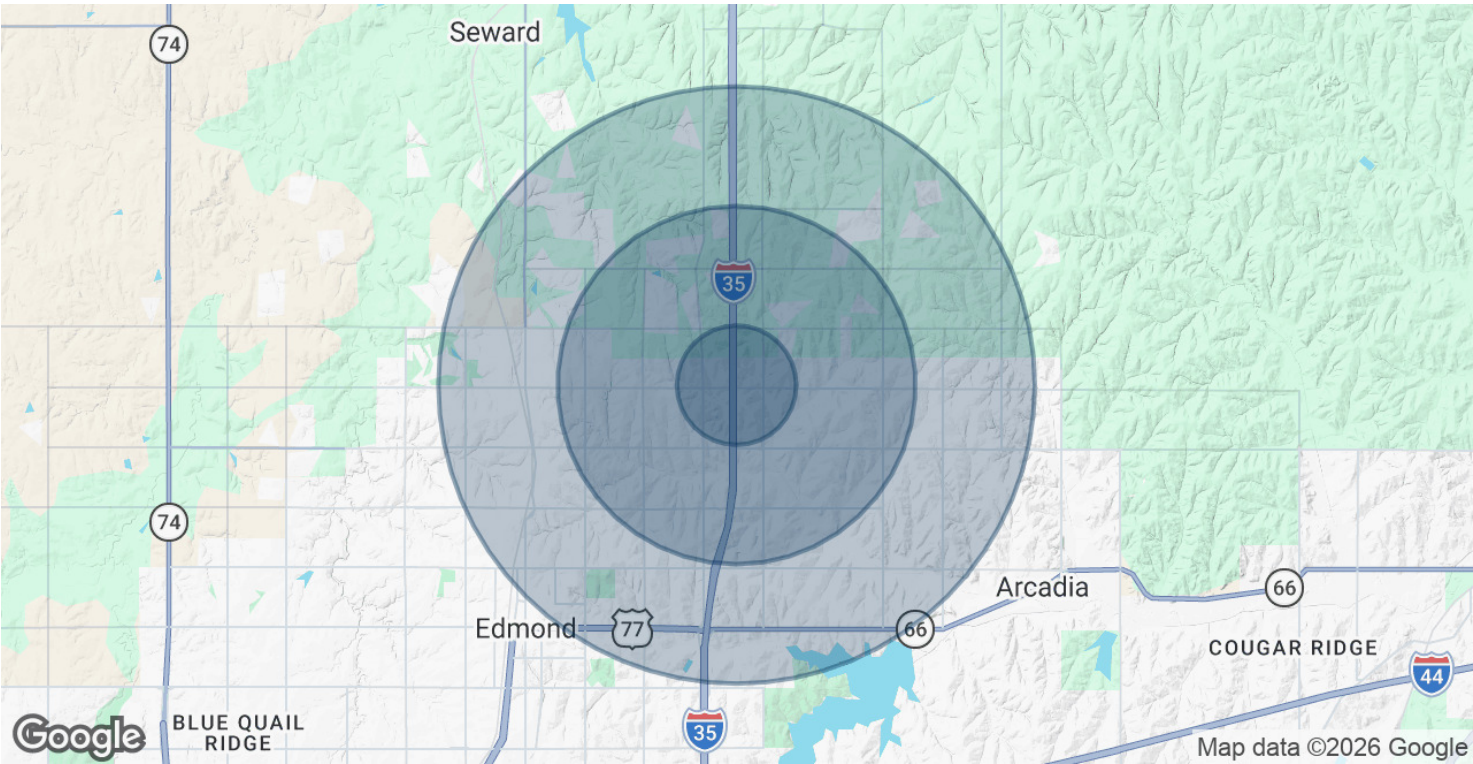
Location Map



JOHNNY STRADAL
405.990.0569
johnny@creekcre.com

CHRIS CASTRO
405.317.0627
chris@creekcre.com

Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,019	14,341	53,733
Average Age	41.1	41.2	40.8
Average Age (Male)	40.8	43.0	39.6
Average Age (Female)	45.8	39.6	41.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	346	5,010	19,825
# of Persons per HH	2.9	2.9	2.7
Average HH Income	\$259,431	\$182,354	\$158,629
Average House Value	\$471,115	\$448,637	\$425,355

2023 American Community Survey (ACS)

JOHNNY STRADAL
405.990.0569
johnny@creekcre.com

CHRIS CASTRO
405.317.0627
chris@creekcre.com