

## Executive Summary



### OFFERING SUMMARY

|                  |                            |
|------------------|----------------------------|
| Lease Rate:      | \$4,200/month (\$13.26/sf) |
| Lease Type:      | NNN                        |
| Building Size:   | 22,950 SF                  |
| Available Units: | 2                          |
| Unit SF:         | Each unit is 3,800 SF      |
| Available SF:    | 7,200 SF Total             |
| Lot Size:        | 52,519 SF                  |
| Year Built:      | 2022                       |
| Zoning:          | F-1                        |

### PROPERTY OVERVIEW

Hundred Oaks Industrial Park in Edmond, Oklahoma, just west of Kelly Avenue and approximately 1.5 miles from I-235 and the Kilpatrick Turnpike. The property is in a newer, growing industrial area with convenient access to major highways, residential areas, restaurants and businesses.

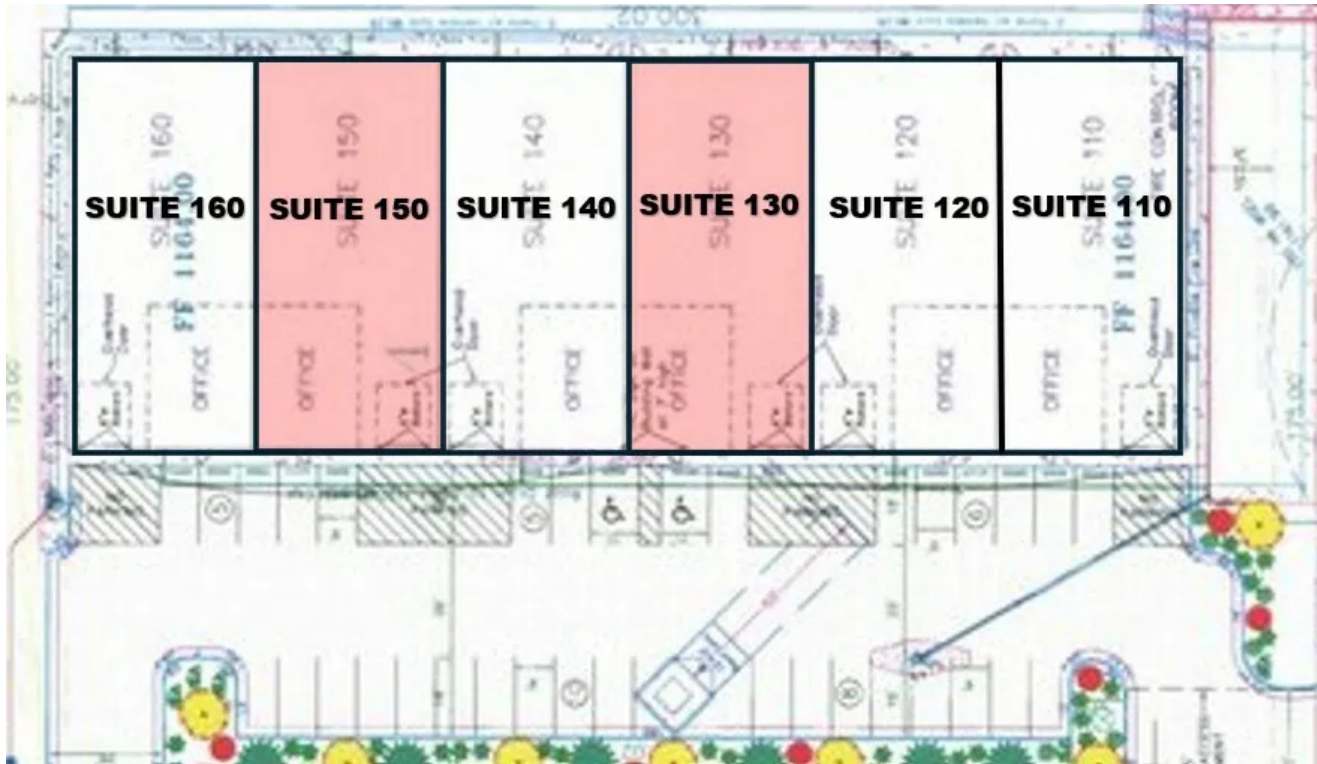
### PROPERTY HIGHLIGHTS

- Each unit is 3,800 SF Total - Approximately 2,990 SF Warehouse & 810 SF Office
- Fully insulated and climate controlled warehouse and office space
- 14' H x 12' W Overhead Door
- 14' Eave Height / 22' Center Peak Clear Height
- Fire Suppression System
- AT&T Fiber Available
- Each unit has an Office Area Includes 4 Private Offices, Kitchenette & Restroom

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Lease Spaces



LEASE INFORMATION

|              |          |             |                   |
|--------------|----------|-------------|-------------------|
| Lease Type:  | NNN      | Lease Term: | Negotiable        |
| Total Space: | 3,800 SF | Lease Rate: | \$4,200 per month |

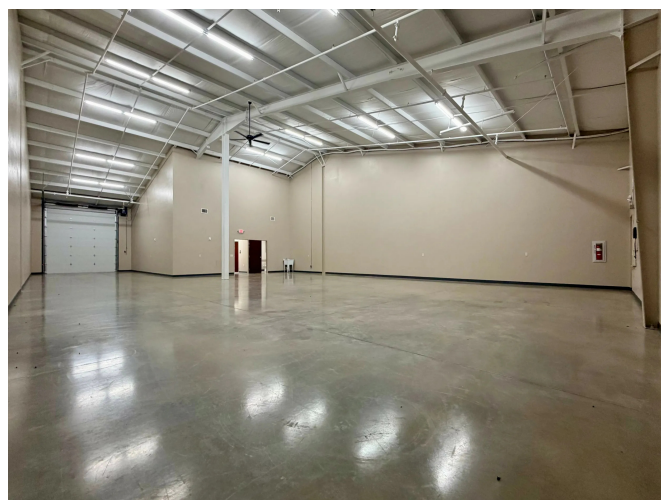
AVAILABLE SPACES

| SUITE                            | TENANT    | SIZE (SF) | LEASE TYPE | LEASE RATE        | DESCRIPTION |
|----------------------------------|-----------|-----------|------------|-------------------|-------------|
| Suite 150 - 611 Hundred Oaks Dr. | Available | 3,800 SF  | NNN        | \$4,200 per month | Built Out   |
| Suite 130 - 611 Hundred Oaks Dr. | Available | 3,800 SF  | NNN        | \$4,200 per month | Built Out   |

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## Additional Photos

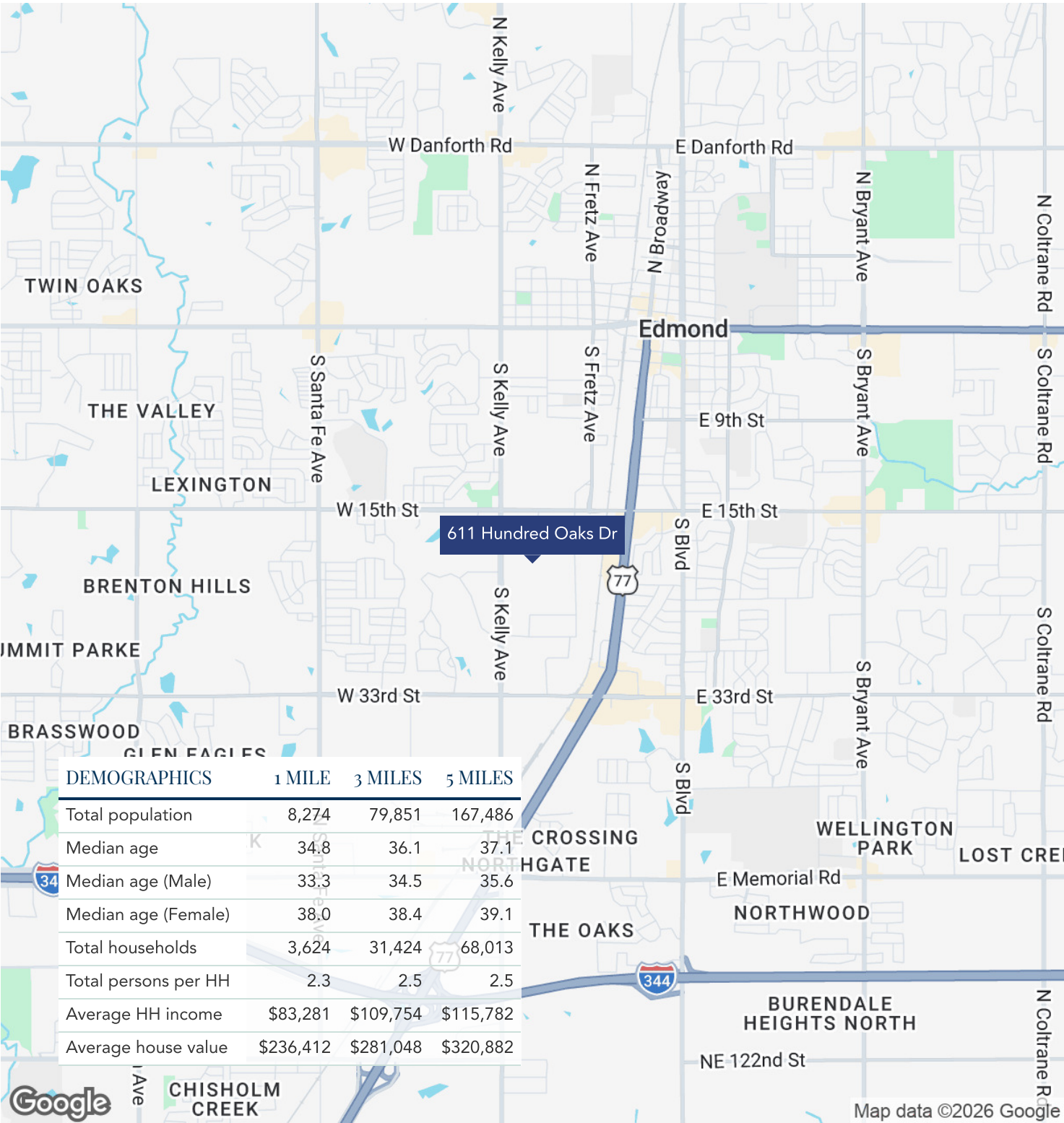


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Location Map



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