

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$5,275,000
Lease Rate:	\$7.75 - 8 SF/yr (NNN)
Available SF:	3,200 - 9,630 SF
Lot Size:	7.5 Acres
Available Units:	7
Zoning:	Unincorporated
Market:	Oklahoma City Metro
Submarket:	Edmond and Guthrie

PROPERTY OVERVIEW

Located in North Edmond at the northeast corner of S. Sooner Road and E. Charter Oak Road (across the street from the Koala Industrial Park), this 14 building industrial complex features buildings ranging from approximately 3,200 SF to 9,600 SF, with a variety of sizes in between.

PROPERTY HIGHLIGHTS

- (1) buildings at 3,200 SF - (2) buildings at ~4,000 SF - (2) buildings at ~7,000 SF - (2) buildings at 9,000 SF
- Frontage along S. Sooner Road for visibility
- Each building features one to two overhead doors (14' x 14', 12' x 12', and 10' x 12')
- All buildings have 480V, 3-phase electricity with a minimum of 600–1,000 amps inside, outside each building is 500 or 1,000 KVA.
- All buildings are individually metered and include gas service and spray-in insulation
- Multiple buildings include radiant heaters and HVAC systems

johnny@creekcre.com
405.990.0569
JOHNNY STRADAL

LEASE SPACES



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	3,200 - 9,630 SF	Lease Rate:	\$7.75 - \$8 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 11770	Available	3,200 SF	NNN	\$8.00 SF/yr	-
Suite 11860	Available	4,012 SF	NNN	\$8.00 SF/yr	-
Suite 11864	Available	7,000 SF	NNN	\$8.00 SF/yr	-
Suite 11844	Available	7,029 SF	NNN	\$8.00 SF/yr	-
Suite 11882	Available	4,005 SF	NNN	\$8.00 SF/yr	-
Suite 11890	Available	9,045 SF	NNN	\$7.75 SF/yr	-
Suite 11892	Available	9,630 SF	NNN	\$7.75 SF/yr	-

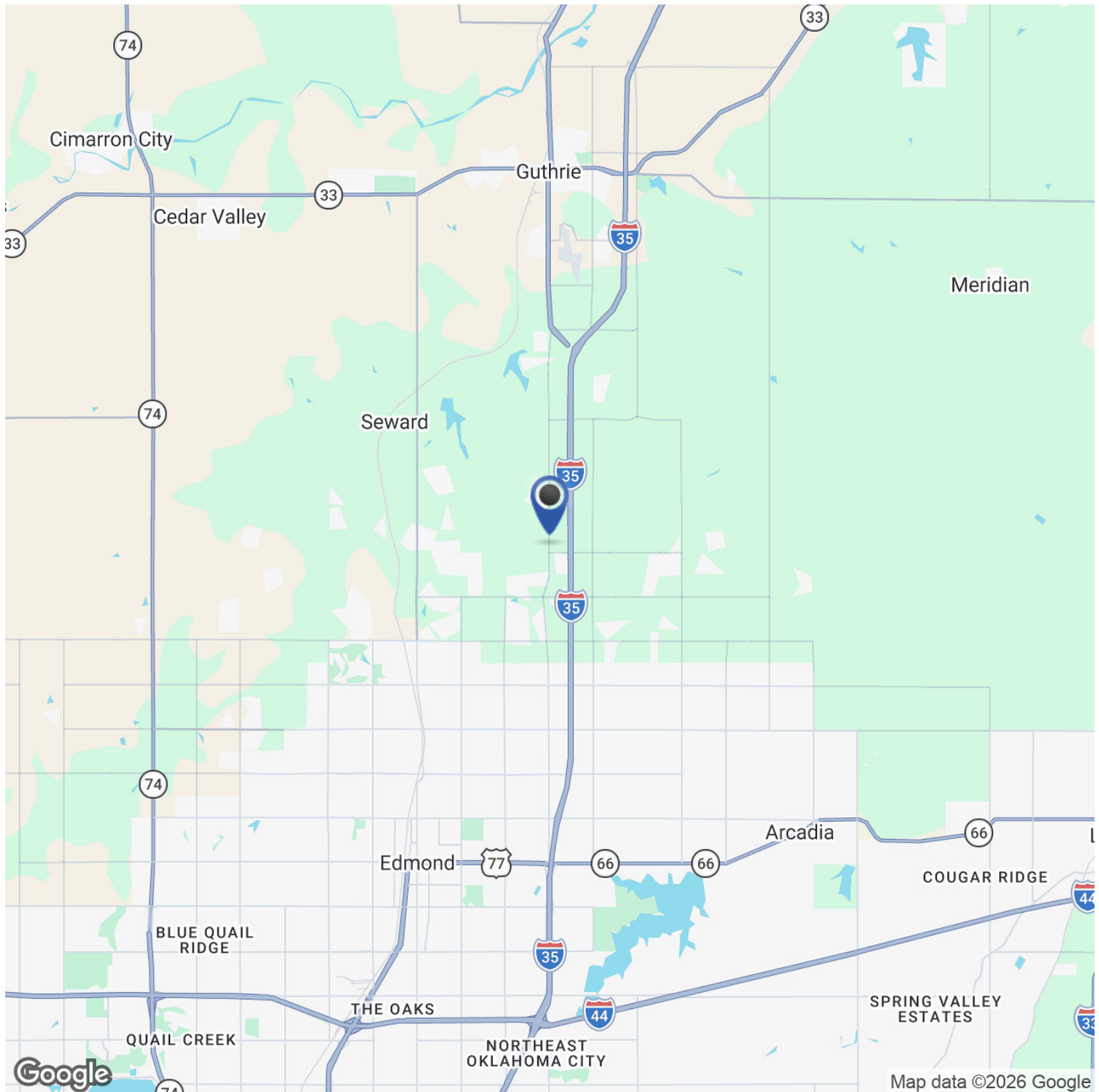
johnny@creekcre.com
405.990.0569
JOHNNY STRADAL

ADDITIONAL PHOTOS



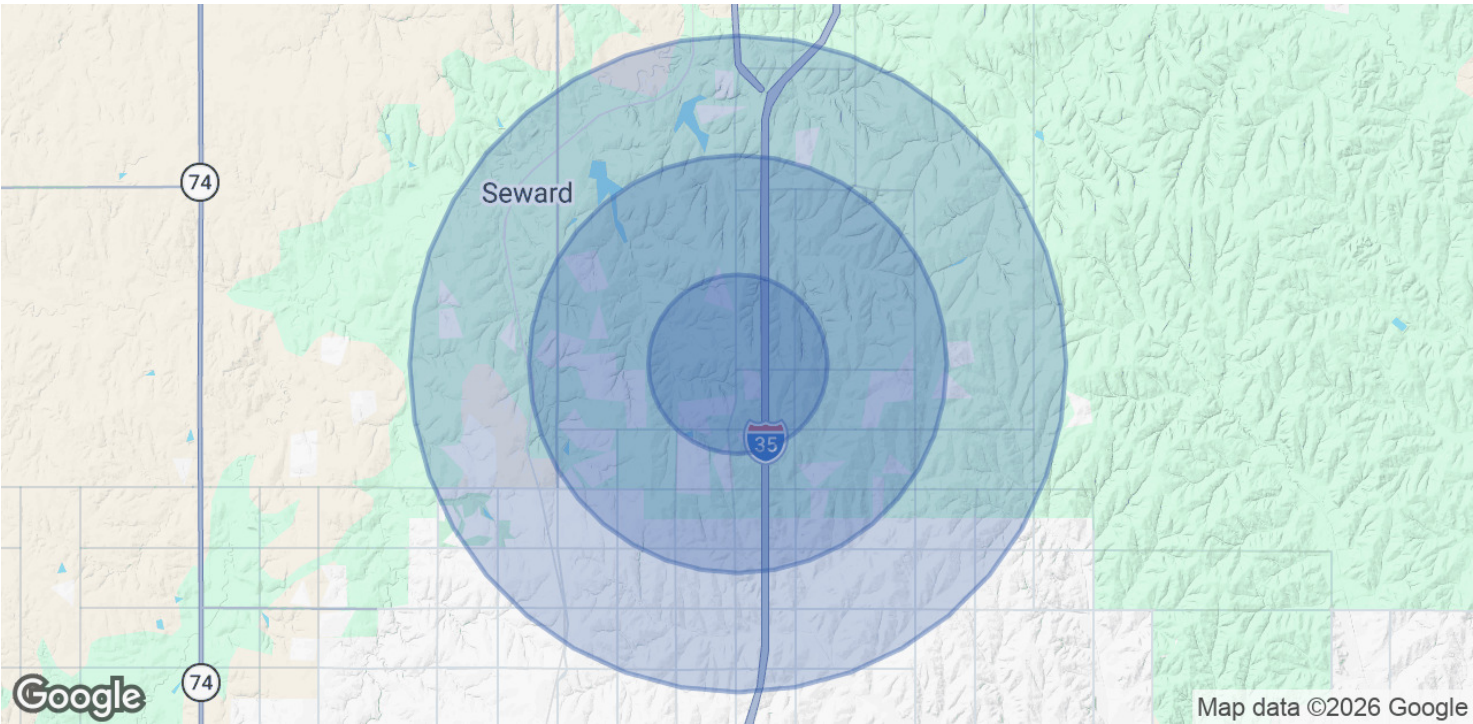
johnny@creekcre.com
405.990.0569
JOHNNY STRADAL

LOCATION MAP



johnny@creekcre.com
405.990.0569
JOHNNY STRADAL

DEMOGRAPHICS MAP & REPORT



POPULATION	1.5 MILES	3.5 MILES	5.5 MILES
Total Population	2,579	16,043	45,414
Average Age	39	39	39
Average Age (Male)	39	38	39
Average Age (Female)	39	39	40

HOUSEHOLDS & INCOME	1.5 MILES	3.5 MILES	5.5 MILES
Total Households	958	5,549	15,726
# of Persons per HH	2.7	2.9	2.9
Average HH Income	\$114,020	\$142,664	\$170,589
Average House Value	\$252,179	\$334,466	\$435,401

2020 American Community Survey (ACS)

johnny@creekcre.com
405.990.0569
JOHNNY STRADAL