

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$12 SF/yr (NNN)
Lot Size:	17 Acres
Year Built:	2023
Zoning:	E-3
Submarket:	Edmond

PROPERTY OVERVIEW

Flex Industrial space 1,408 - 2,816 contiguous square foot (2 suites left)
14' H x 12' W overhead doors
Clear-span warehouse space with tall ceiling
Warehouse, office and bathroom space
Fully customizable to tenant's needs

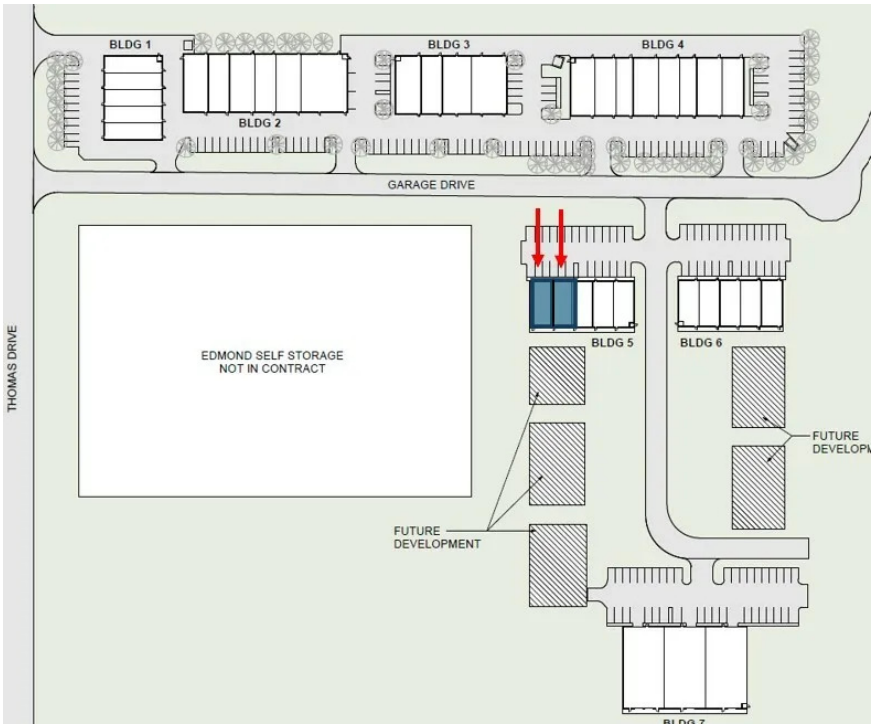
SPACES	LEASE RATE	SPACE SIZE
224 Garage Dr. Bldg 5 #112	\$12.00 SF/yr	1,408 - 2,816 SF
224 Garage Dr. Bldg 5 #116	\$12.00 SF/yr	1,408 - 2,816 SF

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LEASE SPACES AVAILABLE



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,408 - 2,816 SF	Lease Rate:	\$12 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
224 Garage Dr. Bldg 5 #112	Available	1,408 - 2,816 SF	NNN	\$12.00 SF/yr	-
224 Garage Dr. Bldg 5 #116	Available	1,408 - 2,816 SF	NNN	\$12.00 SF/yr	-

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LOCATION MAP

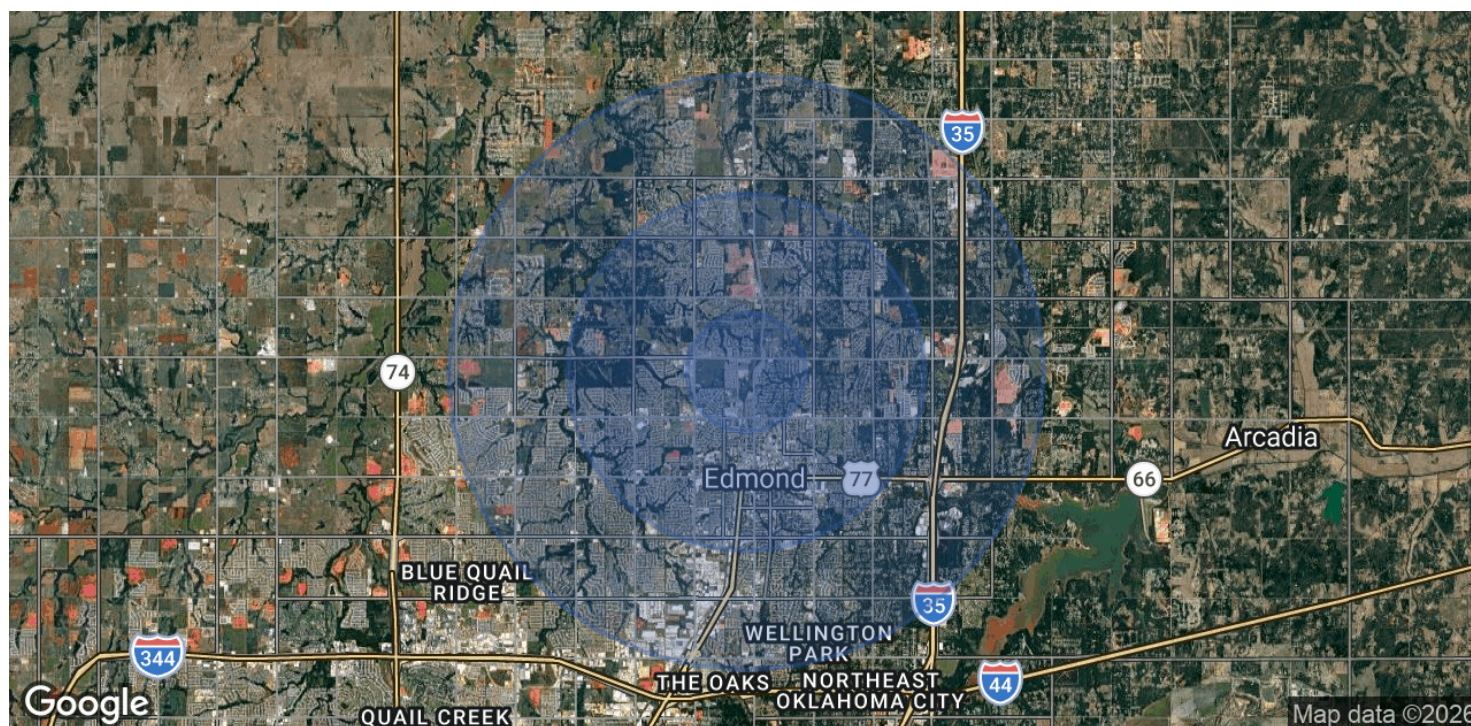


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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,590	64,929	139,600
Average Age	41	39	38
Average Age (Male)	39	37	37
Average Age (Female)	43	40	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,871	25,371	52,269
# of Persons per HH	2.5	2.6	2.7
Average HH Income	\$111,454	\$128,573	\$137,518
Average House Value	\$351,984	\$360,024	\$372,945

* Demographic data derived from 2020 ACS - US Census

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