

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$8.50 / SF (NNN)
Available SF:	2,500 - 7,500 SF
Available Units:	3
Zoning:	Unincorporated
Market:	Oklahoma City Metro
Submarket:	Edmond / Guthrie

PROPERTY OVERVIEW

Located in the Koloa Industrial Park in North Edmond, this newly completed (early 2025) building offers high ceilings and a flexible layout ideal for industrial, warehouse, or flex use.

Suite sizes range from 2,500 to 7,500 SF available for lease. Conveniently positioned just north of Charter Oak on Sooner Road, the property provides excellent access to the greater Oklahoma City metro area.

Please contact us for additional information or to schedule a tour.

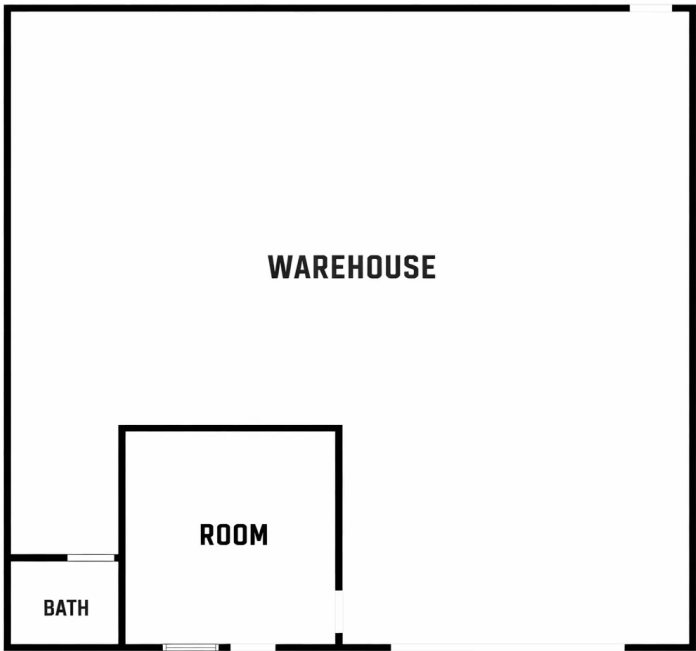
PROPERTY HIGHLIGHTS

- Each suite includes a climate controlled bathroom and office, plus a large warehouse space.
- The owner is open to additional tenant improvements, subject to lease terms.
- 3 phase electricity
- 14'H x 14'W overhead doors
- 20' clear height ceilings
- Fully insulated warehouse
- AT&T Fiber Internet

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ALEX SAMPLES

LEASE SPACES/ FLOOR PLAN



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	36 months
Total Space:	2,500 - 7,500 SF	Lease Rate:	\$8.50 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
11401 Black Sand Dr., Unit 2, Edmond, OK 73034	Available	2,500 - 7,500 SF	NNN	\$8.50 SF/yr	Built Out
11401 Black Sand Dr., Unit 3, Edmond, OK 73034	Available	2,500 - 7,500 SF	NNN	\$8.50 SF/yr	Shell (Comes Built Out)
11401 Black Sand Dr., Unit 4, Edmond, OK 73034	Available	2,500 - 7,500 SF	NNN	\$8.50 SF/yr	Shell (Comes Built Out)

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ADDITIONAL PHOTOS



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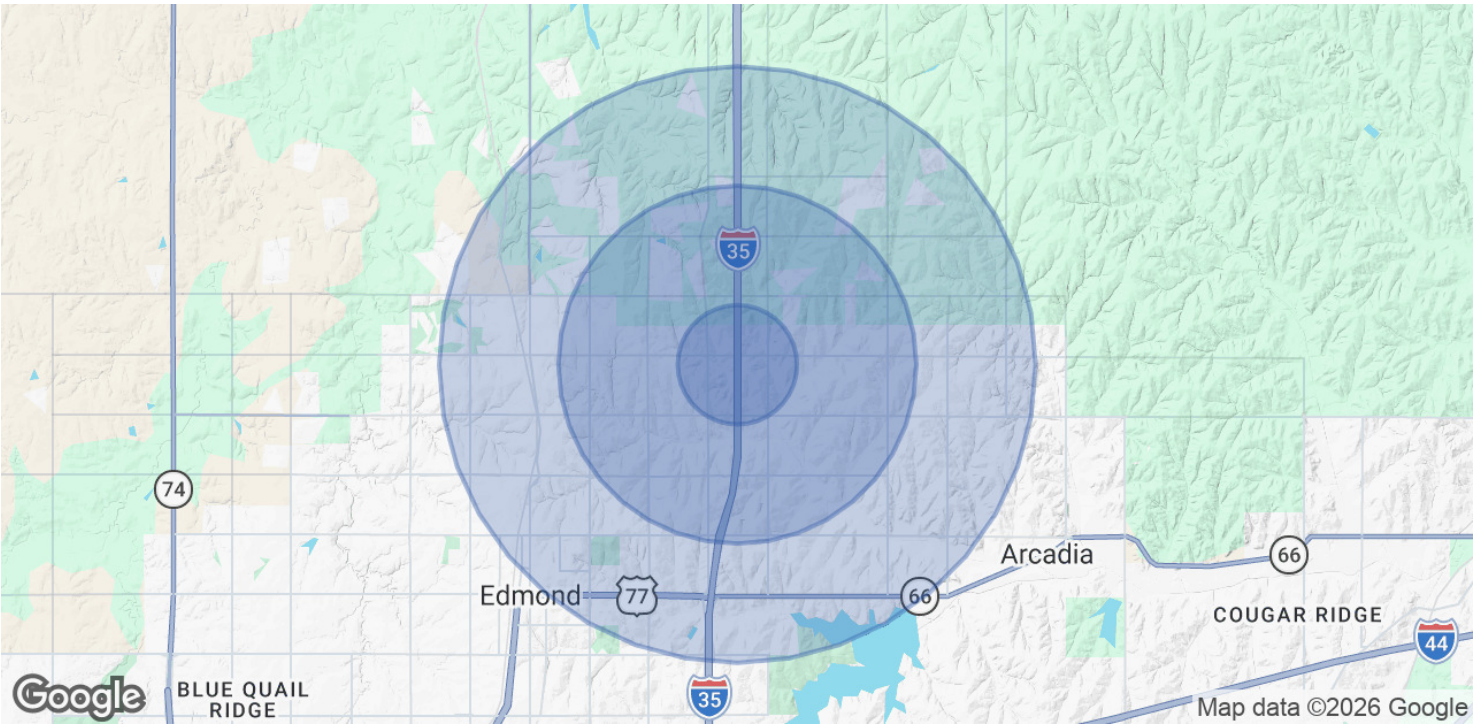
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,145	19,479	65,380
Average Age	38	39	39
Average Age (Male)	37	39	38
Average Age (Female)	38	40	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	388	6,684	24,249
# of Persons per HH	3	2.9	2.7
Average HH Income	\$186,559	\$176,042	\$153,376
Average House Value	\$647,630	\$493,497	\$432,253

2020 American Community Survey (ACS)

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