

FOR LEASE

EDMOND INDUSTRIAL WAREHOUSE

1200 Fretz Avenue
Edmond, OK 73033

JOHNNY STRADAL
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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$7.75 SF/yr (NNN)
Building Size:	32,760 SF
Available SF:	32,760 SF
Lot Size:	5 Acres
Year Built:	2000
Zoning:	E-3 (Light Industrial)
Market:	Oklahoma City Metro
Submarket:	Edmond, Oklahoma

PROPERTY OVERVIEW

Located just a few blocks north of the 15th Street and Fretz Avenue intersection, this property sits within an established industrial area near Central Edmond, OK. The property features 2,700 SF of office space and a 30,060 SF heated warehouse, providing ample room for both administrative and operational needs. A spacious turnaround allows for efficient truck loading and unloading, and the building is in excellent condition with easy access to the surrounding area, all within a well-maintained and desirable industrial corridor.

PROPERTY HIGHLIGHTS

- 30,060 SF warehouse with an additional 2,700 SF of mezzanine storage
- Two 8'W x 10'H dock doors and one 12'W x 14'H overhead door
- 20' clear warehouse height
- Radiant heaters and exhaust fans in the warehouse
- Warehouse bathroom
- 2,700 SF office area with 4 private offices, a conference room, reception area, 2 bathrooms, and a kitchen
- Property is fully fenced with customer and employee parking

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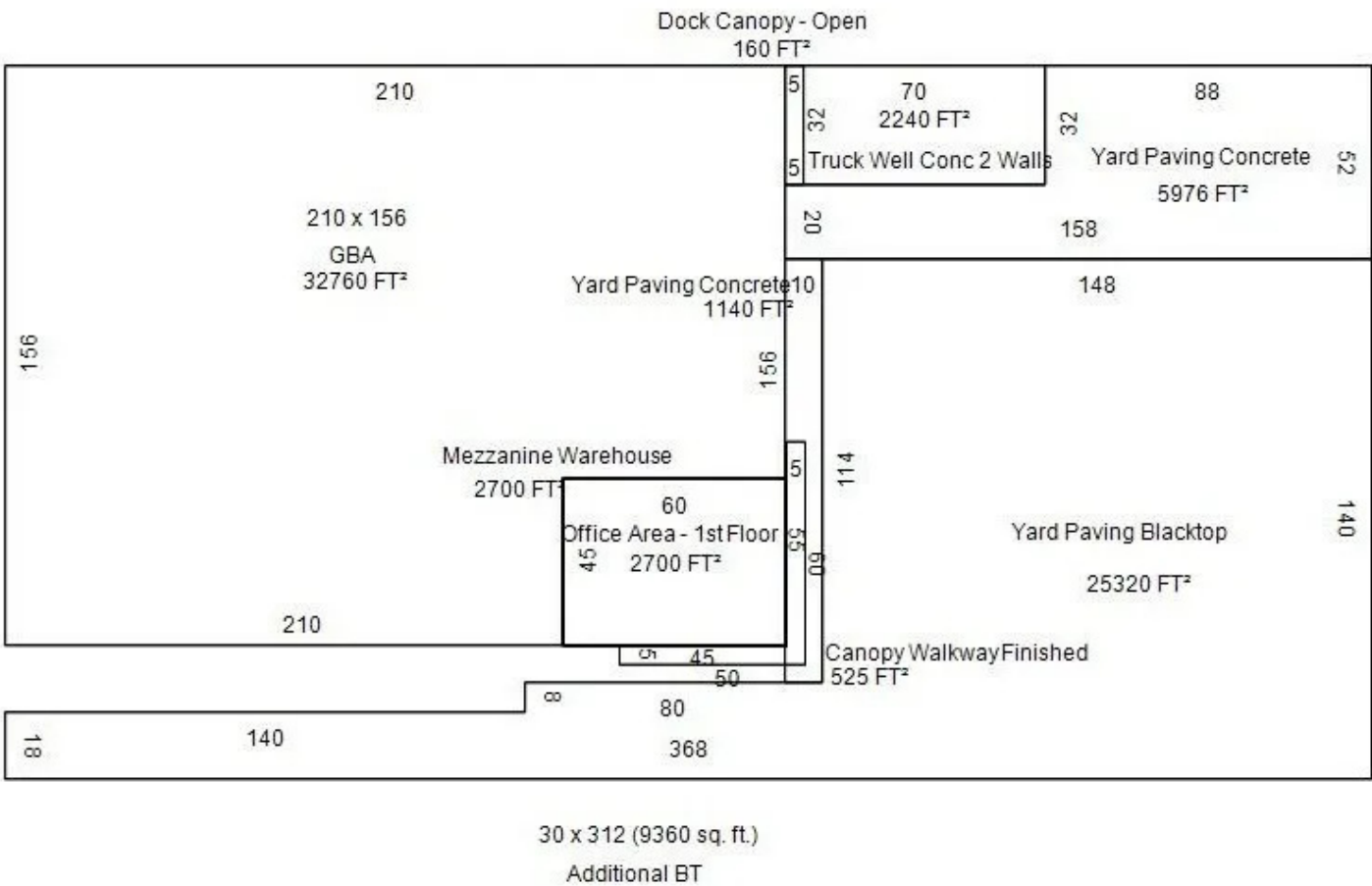
ADDITIONAL PHOTOS



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SITE PLANS



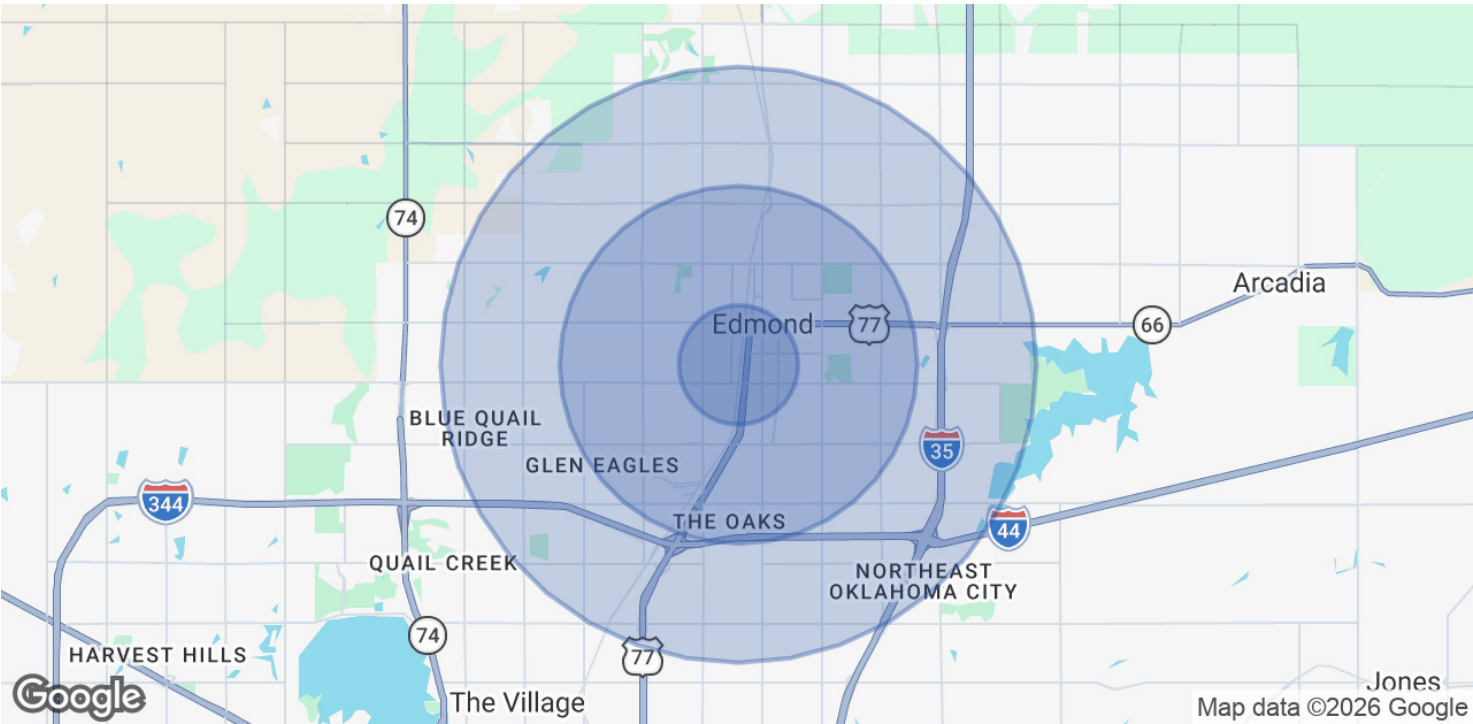
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A map of Oklahoma City and its surrounding suburbs. The map shows a network of major highways, including Interstate 35 (I-35), Interstate 40 (I-40), Interstate 44 (I-44), Interstate 344 (I-344), and Interstate 335 (I-335). Numerous cities and towns are labeled, such as Edmond, Nichols Hills, Bethany, Oklahoma City, Del City, Valley Brook, Moore, Mustang, Yukon, Piedmont, Cashion, Seward, Guthrie, Cimarron City, Twin Lakes, Cedar Valley, Crescent, Langston, Goodnight, Meridian, Fallis, Wellston, Arcadia, Luther, Jones, Spencer, Choctaw, Harrah, McCloud, and Tuttle. A blue location pin is placed near Edmond, indicating a specific point of interest. The map also shows various state routes (e.g., 33, 74, 66, 62, 152, 37, 240) and local roads. The Google logo is visible in the bottom left corner, and the text "Map data ©2026 Google" is in the bottom right corner.

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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,205	87,923	154,413
Average Age	37	38	38
Average Age (Male)	35	37	37
Average Age (Female)	39	40	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,446	34,636	60,040
# of Persons per HH	2.3	2.5	2.6
Average HH Income	\$80,769	\$114,860	\$125,310
Average House Value	\$213,136	\$308,912	\$351,853

2020 American Community Survey (ACS)

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