

FOR LEASE

INDUSTRIAL - FLEX SPACE

11403 Black Sand Dr.
Edmond, OK 73034

BUILD-TO-SUIT AVAILABLE

Customizable property designed to meet your specific business needs.

JOHNNY STRADAL
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ALEX SAMPLES
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EXECUTIVE SUMMARY



BUILD TO SUIT

OFFERING SUMMARY

Lease Rate:	TBD (NNN)
Building Size:	9,000 SF
Available SF:	1,500 - 9,000 SF
# of Available Units:	6
Lot Size:	1 Acres
Zoning:	Unincorporated

PROPERTY OVERVIEW

Build-to-suit opportunity located in North Edmond's Koala Industrial Park, northeast of the intersection of W. Charter Oak Rd. and S. Sooner Rd. The proposed multi-tenant building can accommodate units from approximately 1,500 SF up to 9,000 SF, depending on tenant requirements. The facility is planned with approximately 17' clear height and 14' x 14' overhead doors. Ownership is willing to provide office and restroom build-outs for qualified tenants, subject to lease terms

PROPERTY HIGHLIGHTS

- 14' W x 14' H overhead doors
- 17' clear height
- 3 phase electricity
- Clear-span construction
- Deep set building layout allows for easy maneuvering and storage of large equipment.
- Yard options available
- Additional tenant improvements available for qualified tenants
- Bathroom and office (subject to lease terms)

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LEASE SPACES



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,500 - 9,000 SF	Lease Rate:	Negotiable

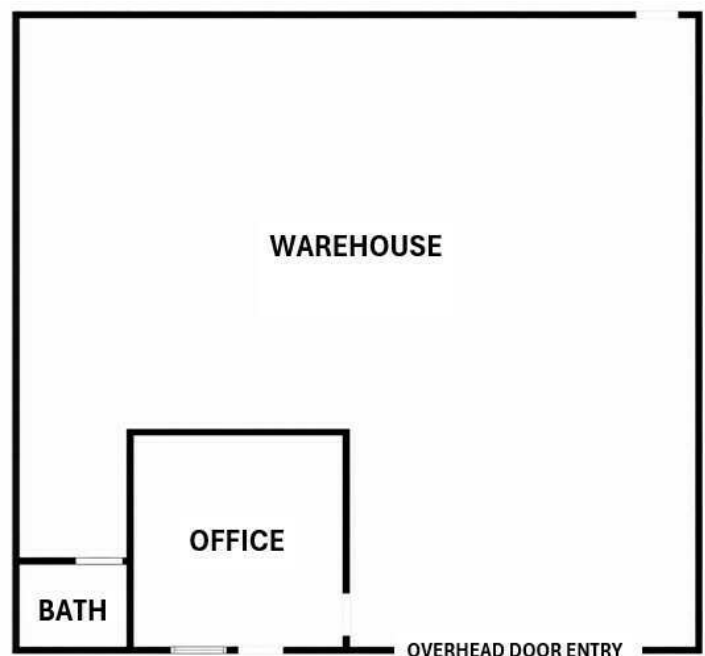
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Unit 1	Available	1,500 - 9,000 SF	NNN	Negotiable	-
Unit 2	Available	1,500 - 9,000 SF	NNN	Negotiable	-
Unit 3	Available	1,500 - 9,000 SF	NNN	Negotiable	-
Unit 4	Available	1,500 - 9,000 SF	NNN	Negotiable	-
Unit 5	Available	1,500 - 9,000 SF	NNN	Negotiable	-
Unit 6	Available	1,500 - 9,000 SF	NNN	Negotiable	-

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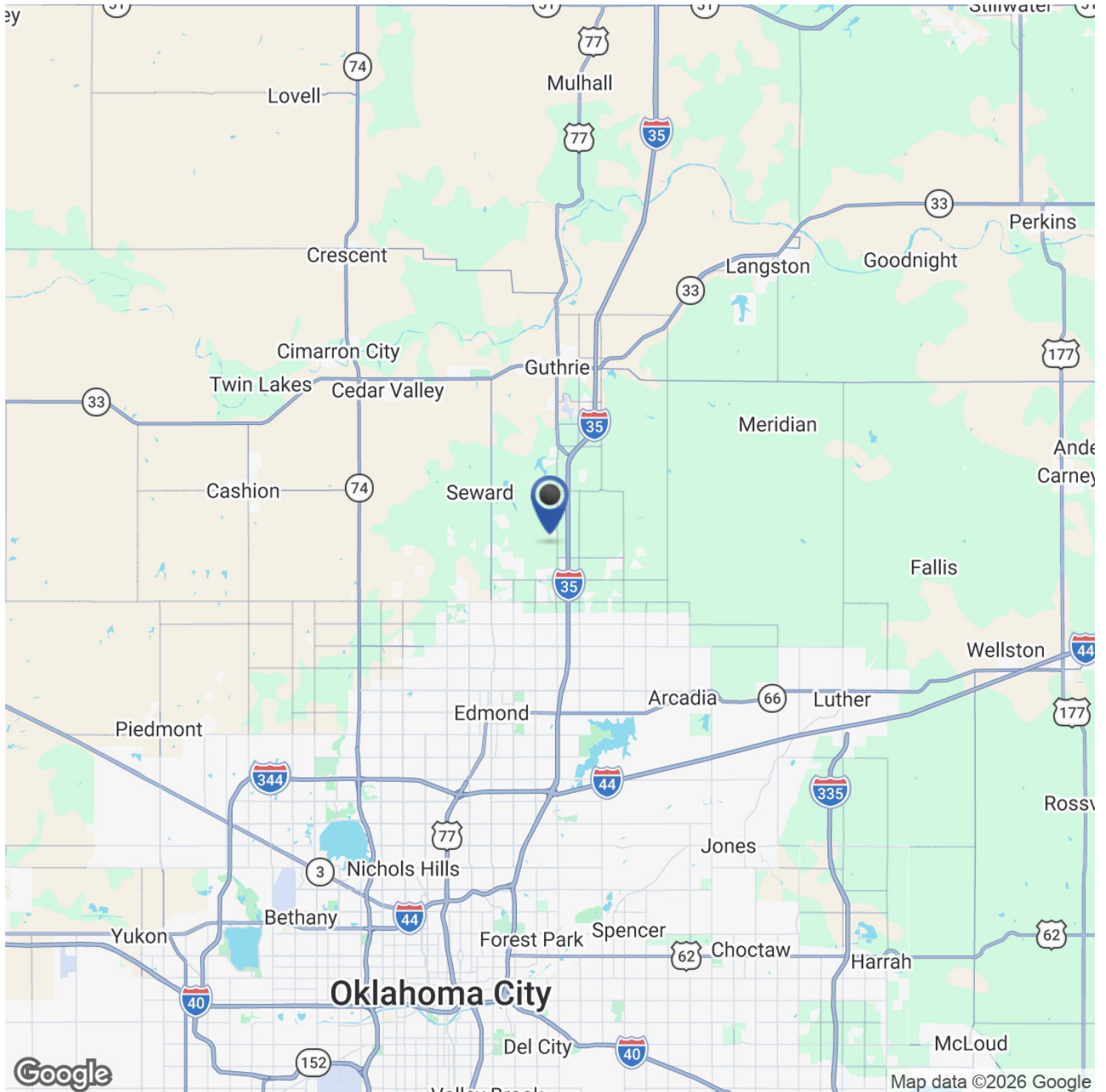
ADDITIONAL PHOTOS



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LOCATION MAP



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