

FOR SALE

INDUSTRIAL PROPERTY

301 Koloa Ave.
Edmond, OK 73034

ALEX SAMPLES
405.464.3030
alex@creekcre.com

JOHNNY STRADAL
405.990.0569
johnny@creekcre.com

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$390,000
Building Size:	4,000 SF
Lot Size:	1.24 Acres
Price / SF:	\$97.50
Year Built:	2022
Zoning:	Unincorporated

PROPERTY OVERVIEW

This property is conveniently located near the entrance of the Koloa Industrial Park on Koloa Ave. with easy access to I-35. The space is built out with electrical and restroom facilities and features a wide, open warehouse layout, making it well suited for flex or industrial users.

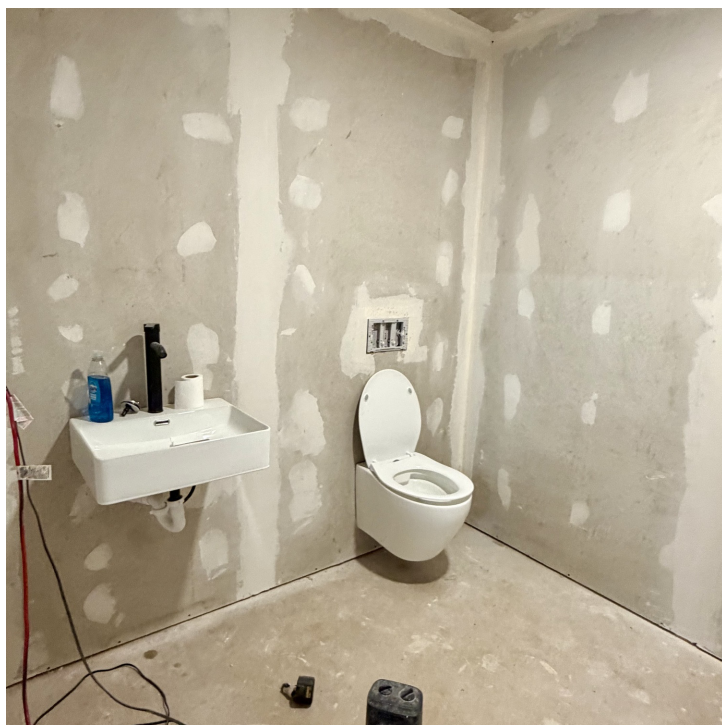
PROPERTY HIGHLIGHTS

- 3-phase electrical service with 800 amps
- Clear-span building with 14'10" ceiling clearance
- 14' H x 16' W overhead door
- On-site water well
- Restroom plus two enclosed, climate-controlled rooms with HVAC (see floor plan)
- Spray-foam insulated
- Convenient access to Sooner Road
- Large lot with potential yard space

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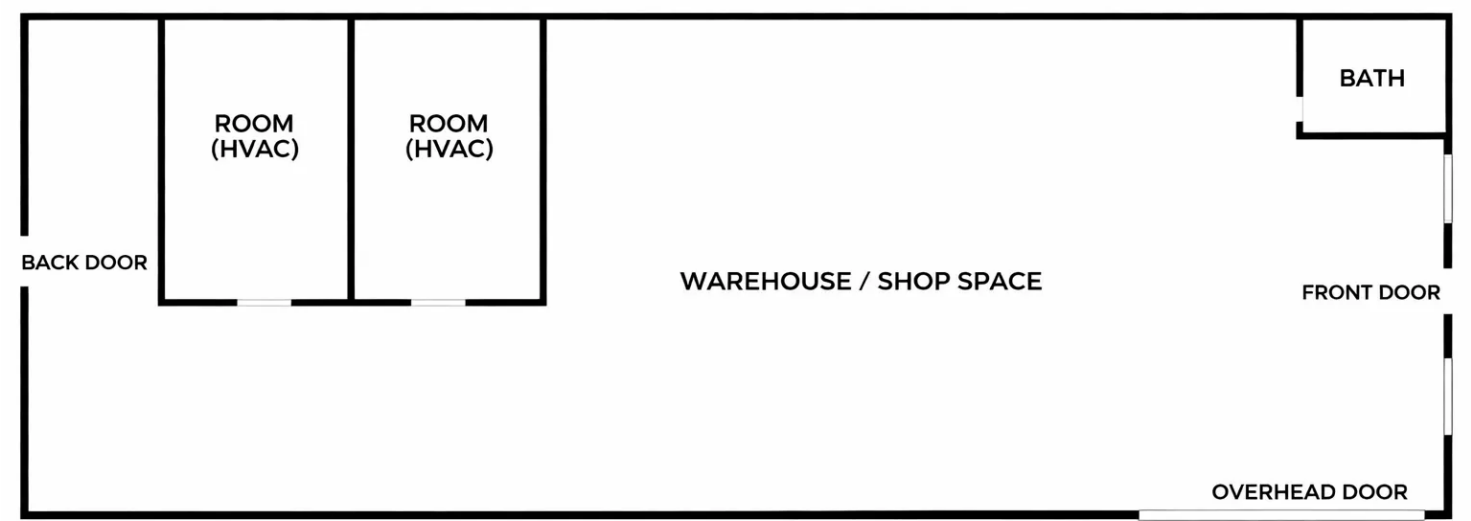
ADDITIONAL PHOTOS



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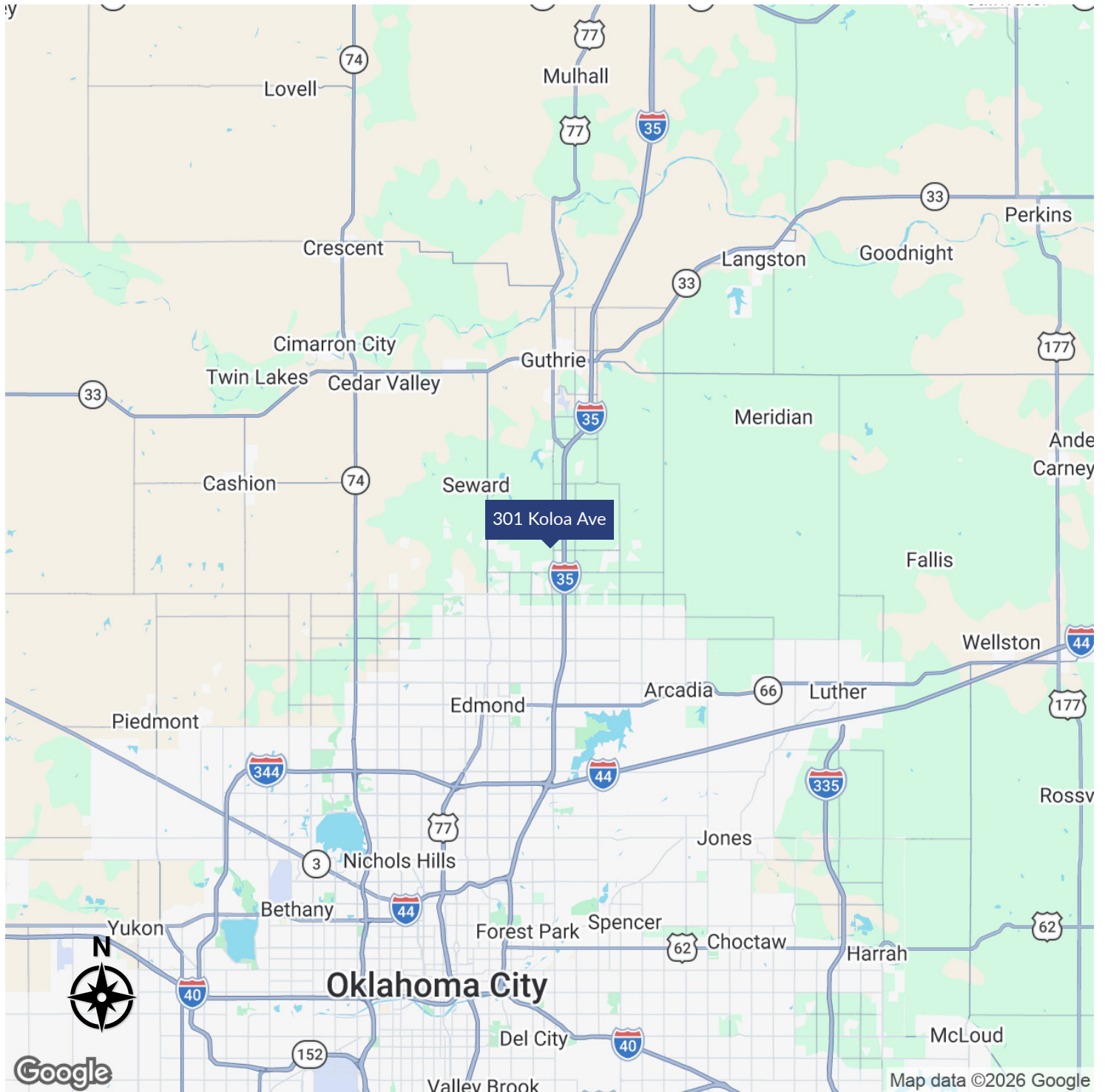
FLOOR PLAN



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LOCATION MAP



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