



SW 8TH STREET BETWEEN MORGAN AND SARA RD

A New Master Planned  
Development in Oklahoma City



CBRE

# Welcome to Momentum Park

This 85.17-acre build-to-suit industrial site, strategically positioned at the highly accessible I-40 and Sara Road intersection in Oklahoma City, is automation ready and fully customizable. Capitalizing on OKC's central location within the United States, Momentum Park provides unparalleled access to major trade hubs and key trade partners across the nation. This strategic positioning within a growing economic landscape makes it an exceptional industrial opportunity for businesses seeking efficient distribution and robust market reach.



I- 40  
FRONTAGE



216,320 SF to  
1,116,440 SF  
AVAILABLE



100,000 SF  
DIVISIBLE TO



I-2  
ZONING



LEASE RATE  
CONTACT BROKER

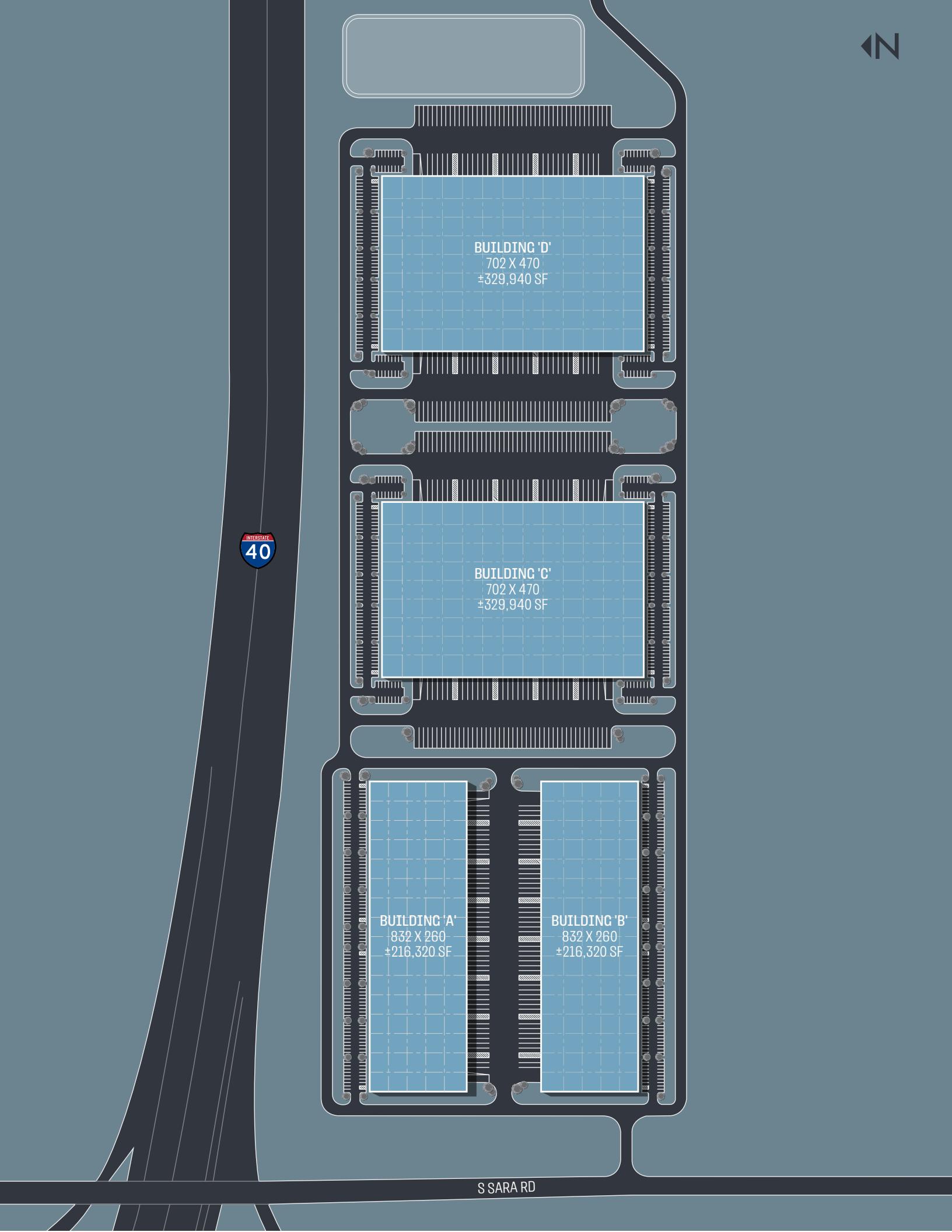


WILL CONSIDER  
LAND SALE



# The Master Plan

	BUILDINGS A & B	BUILDINGS C & D
<b>BUILDING SIZE</b>	216,320 SF	329,940 SF
<b>CAR PARKS</b>	162	166
<b>DOORS</b>	21 Dock / 2 Grade	32 Dock / 4 Grade
<b>TRUCK COURT DEPTH</b>	190	190
<b>TRAILER STALLS</b>	N/A	82
<b>CLEAR HEIGHT</b>	32'	36'
<b>COLUMN SPACING</b>	60' x 50' (Speed Bays) and 50' x 50' (Storage Bays)	60' x 50' (Speed Bays) and 50' x 50' (Storage Bays)
<b>LIGHTING</b>	High bay LED fixtures with motion sensors	High bay LED fixtures with motion sensors
<b>BUILDING DIMENSION</b>	832 x 260	702 x 470
<b>SPRINKLERS</b>	ESFR	ESFR



# Unlock OKC's Unparalleled Distribution Potential

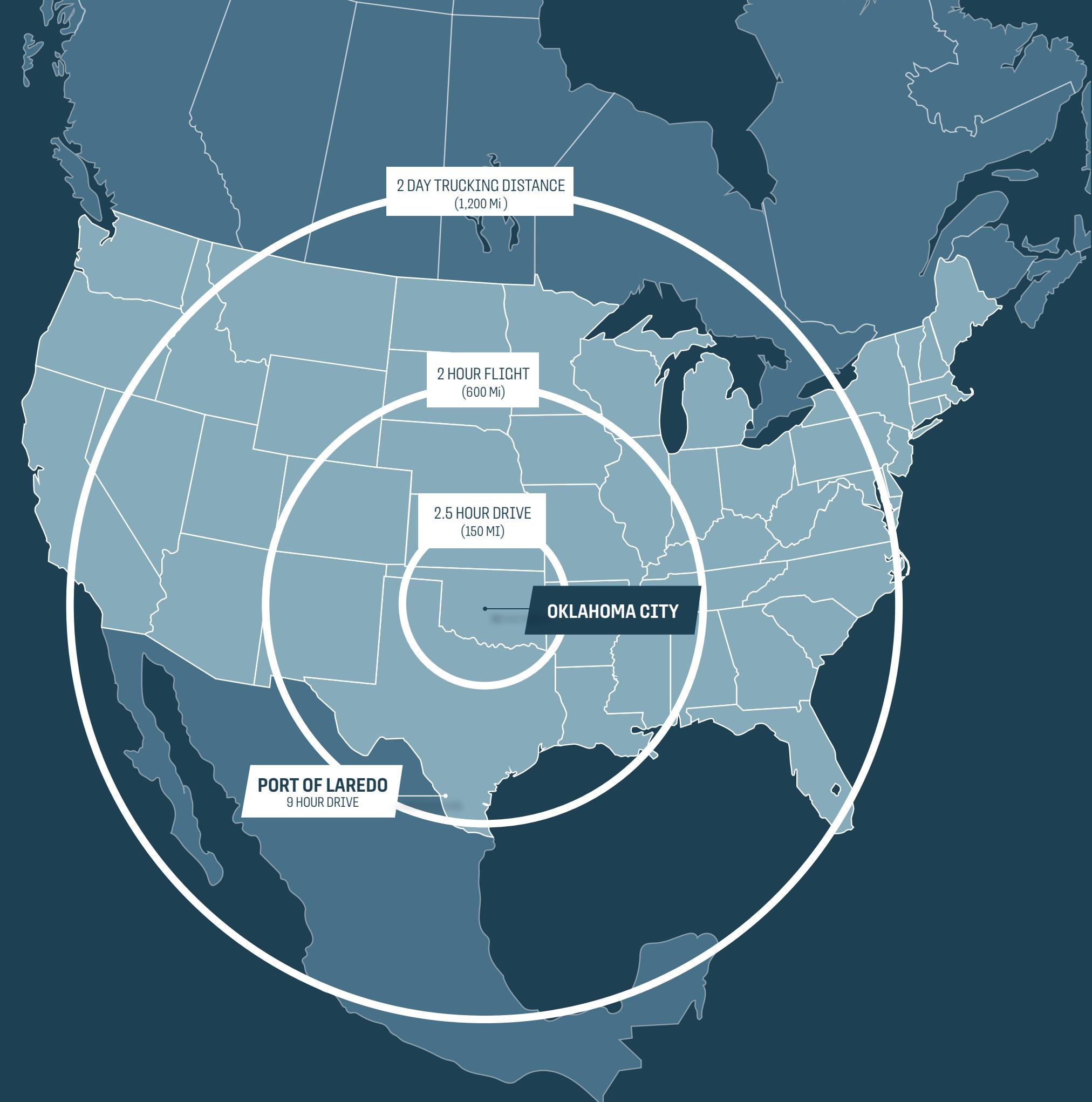
Situated in the geographic center of North America, Oklahoma offers a strategic advantage for reaching both the east and west coasts, with a majority of the US within a 48 hour truck drive. Oklahoma City is a key hub for interstate connections with three major interstates, I-35, I-40 and I-44, and it also places Oklahoma City within the megalopolis region of the I-35 Corridor. Stretching from San Antonio in the south to Kansas City in the north, the I-35 Corridor is the top tier of all megalopolis regions in terms of population and job growth, and it will be a prominent aspect of recruiting talent for the region

## Momentum Park's Reach:

 **4 Million**  
PEOPLE WITHIN ~2.5-HOUR DRIVE TIME

 **50 Million**  
CUSTOMERS WITHIN 500 MILES

 **72 Million**  
PEOPLE WITHIN 2-HOUR FLIGHT



# Streamlined Logistics, Optimized Results

Proximity to numerous truck stops and a diverse range of trucking companies gives Momentum Park tenants a distinct advantage, facilitating streamlined communication, optimized resource allocation, and improved supply chain agility.



# The OKC Advantage

Oklahoma City presents a compelling business climate, bolstered by a suite of attractive incentives designed to encourage investment and job creation. Programs like the Business Expansion Incentive Program, Quality Jobs Incentive Program, and Investment/New Jobs Tax Credit Package offer significant financial benefits to companies expanding or establishing operations in the area, particularly those in manufacturing. The city's commitment to workforce development is evident through its free Business and Industry Training program, ensuring a skilled labor pool.

**\$2.6B**  
LOGISTICS SECTOR TOTAL  
WAGES

**36,459**  
EMPLOYEES IN LOGISTICS  
SECTOR

**3,503**  
ESTABLISHMENTS IN  
LOGISTICS SECTOR

**~\$256.7 BILLION**  
OKLAHOMA'S NOMINAL GDP  
IN 2024

**1,497,292**  
OKLAHOMA CITY MSA TOTAL  
POPULATION

**825,000**  
OKC WORKFORCE  
POPULATION



# Pro-Business, Pro-Investment

## #3 IN ECONOMIC FREEDOM

Oklahoma Ranked third in economic freedom based on the all-government index in a comparison of all 50 U.S. states, Canadian provinces, and Mexican jurisdictions

Fraser Institute (December, 2024)

## #11 IN GROWTH

Oklahoma was ranked No. 11 in the nation in growth, according to the U-Haul index, which tracks one-way customer transactions for U-Hauls. This came from a 30-spot rise in the rankings from the previous year, the most out of any state.

U-Haul (January 2025)

## #1 IN PROFIT PER EMPLOYEE

Oklahoma is the most productive state in the nation with an average profit per employee of \$1.2 million, 10 times higher than the national average of \$126,824.

DoFollow (March 2025)

Notable Expansions into OKC:





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