

MOMENTUM PARK OKC

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



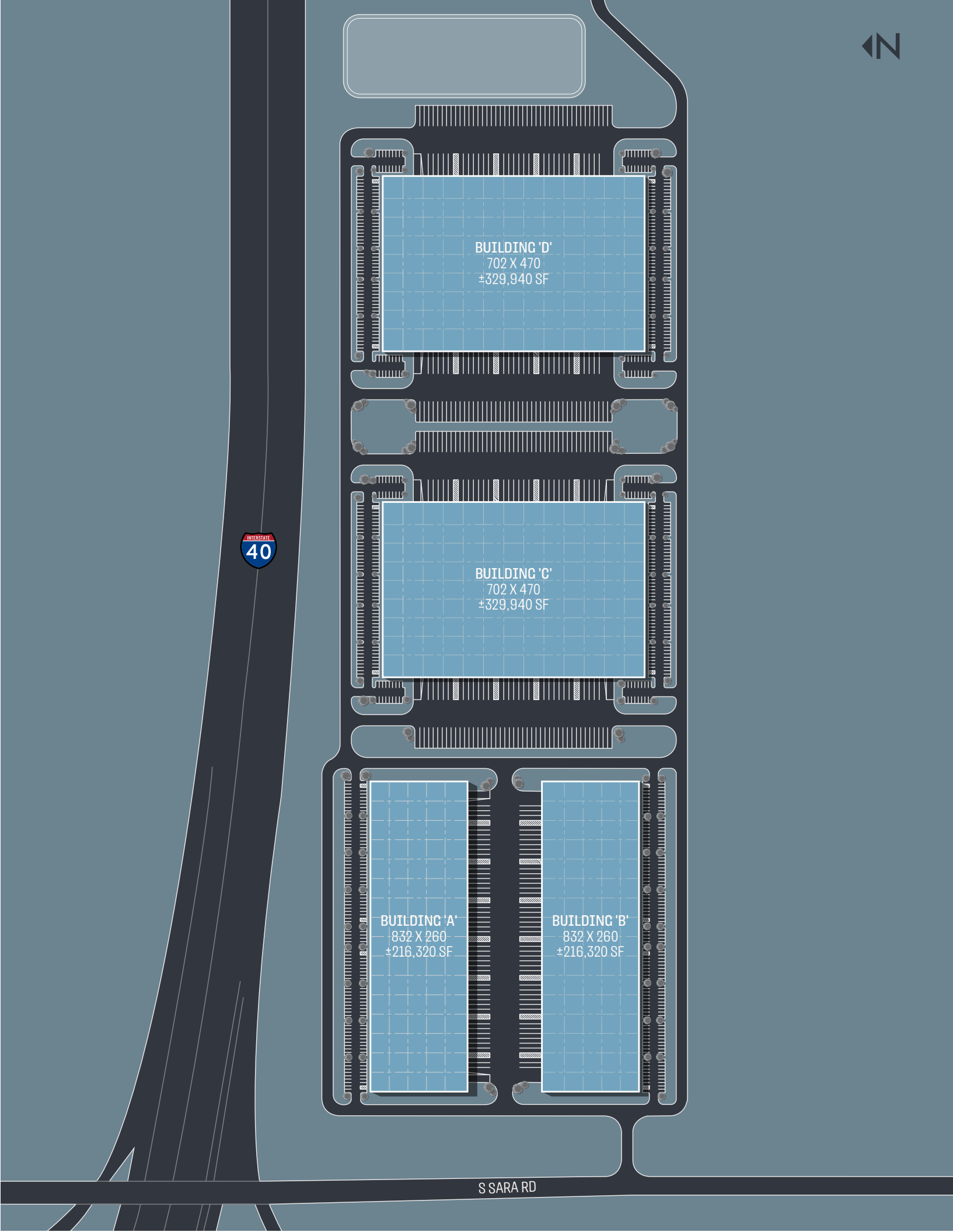
WILL CONSIDER
LAND SALE

85.17
ACRES



The Master Plan

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