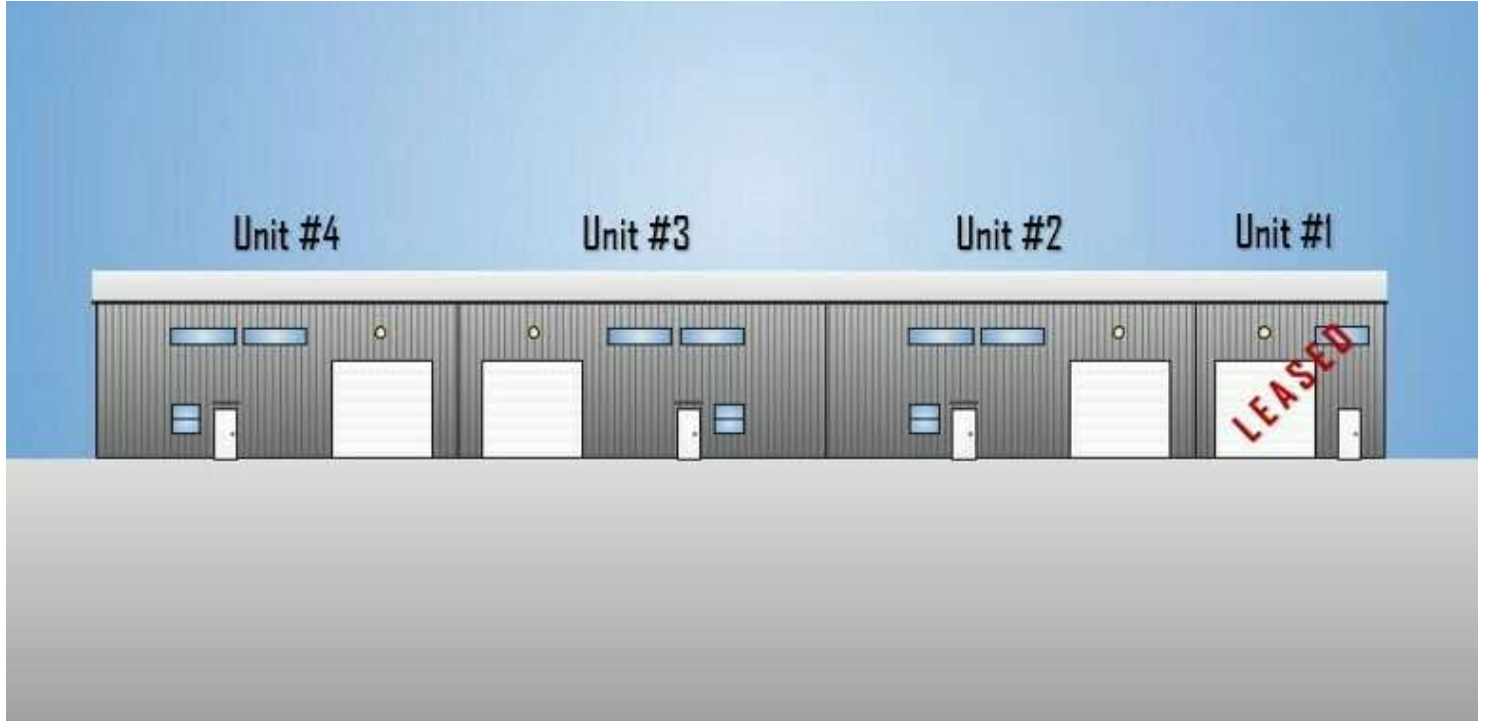


## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Lease Rate:	\$10.00 SF/yr (\$2,083/month/unit)
Lease Type:	NNN
Available SF:	2,500 - 7,500 SF
Number of Units:	4
Zoning:	unincorporated
Market:	Oklahoma City Metro
Submarket:	Edmond / Guthrie

### PROPERTY OVERVIEW

We are excited to introduce this new customizable turnkey construction opportunity at the Koloa Industrial Park complex in North Edmond, featuring flexible spaces ranging from 2,500 to 7,500 square feet. Scheduled for completion by the end of 2024, this development is designed with high ceilings and a versatile layout, making it suitable for diverse business applications including industrial operations, warehousing, and flexible workspace solutions.

Conveniently situated just north of Charter Oak on Sooner Rd., this property provides easy access to the Oklahoma City metropolitan market, enhancing your business's reach.

Don't miss your chance to secure your suite in this highly sought-after location! Contact us today for more information and to reserve your space before they are leased out!

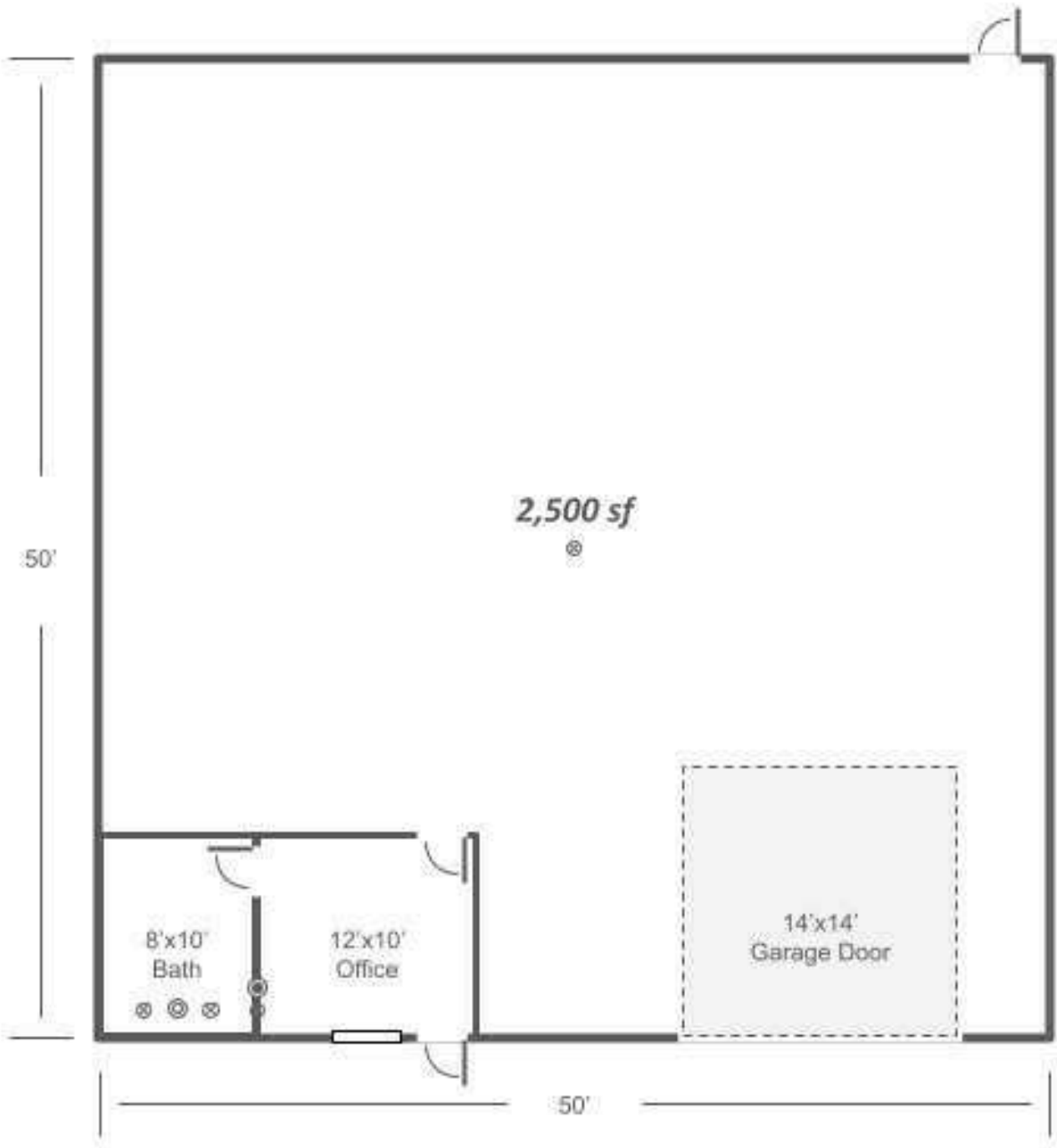
### PROPERTY HIGHLIGHTS

- 3 phase electricity, water well, septic
- 14' x 14' overhead doors with automatic door lift
- 20' clear height ceilings
- New constructed fully insulated warehouse with a bathroom and office (HVAC)

### JOHNNY STRADAL

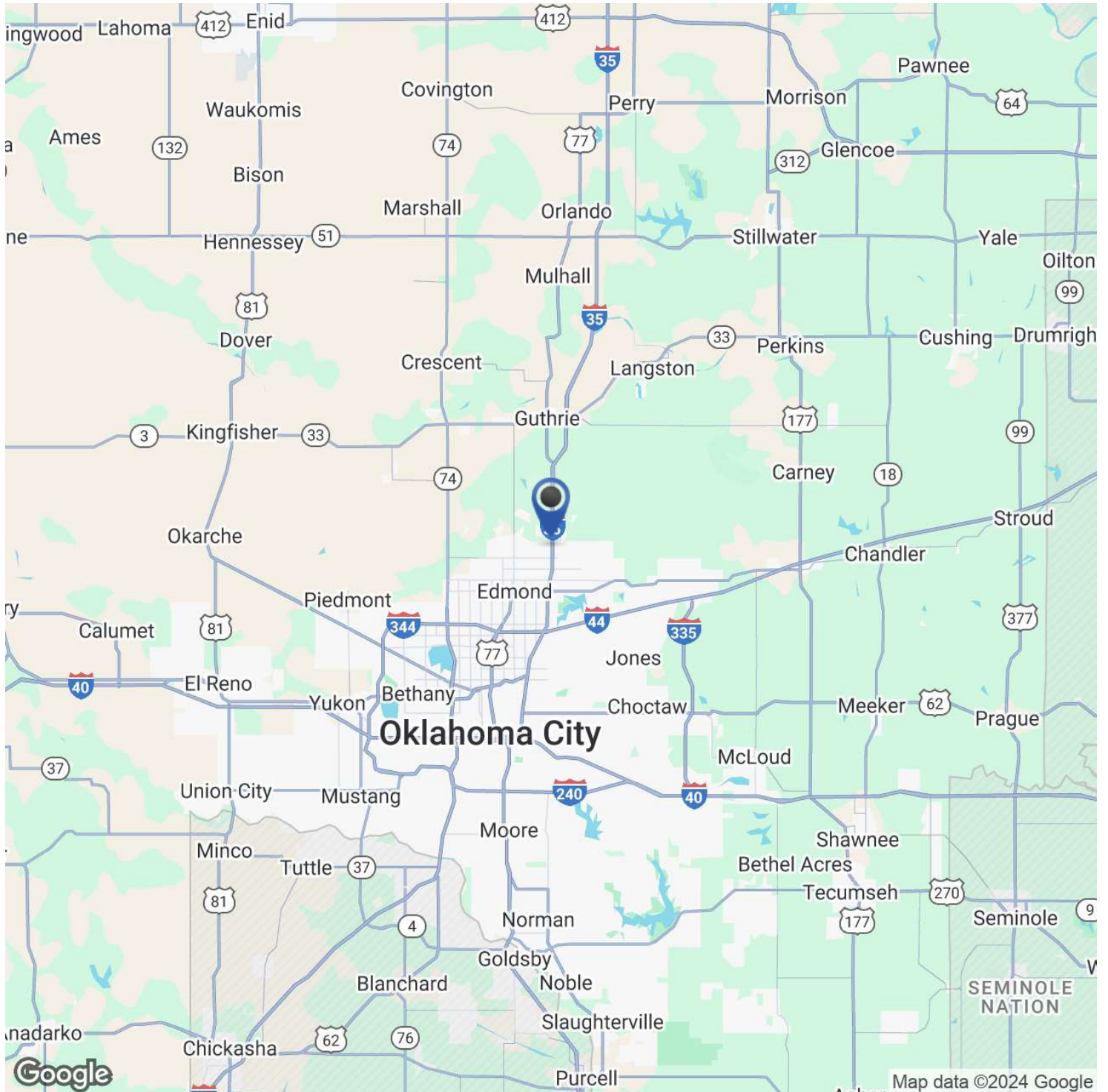
405.990.0569  
johnny@creekcre.com

## UNIT LAYOUT



JOHNNY STRADAL  
405.990.0569  
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## LOCATION MAP

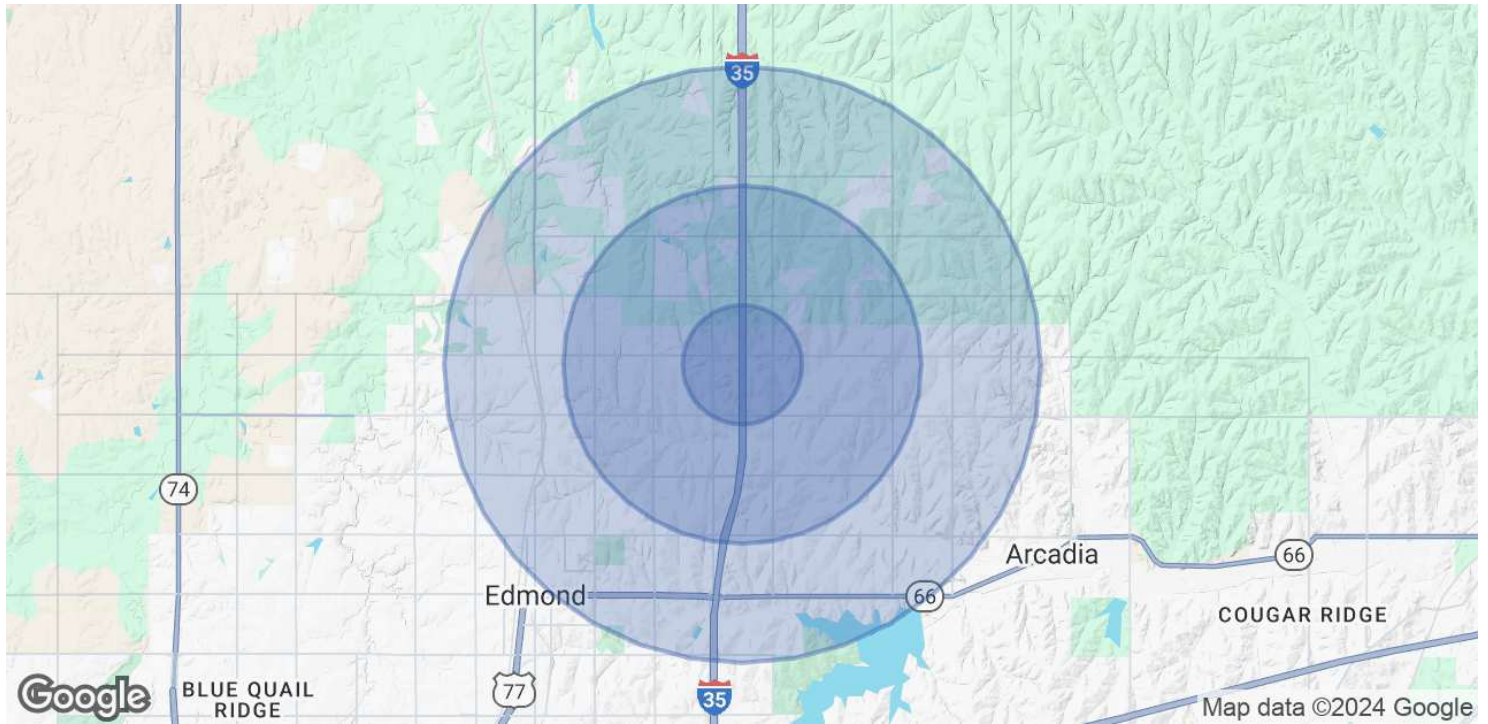


JOHNNY STRADAL

405.990.0569

johnny@creekcre.com

## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,145	19,479	65,380
Average Age	38	39	39
Average Age (Male)	37	39	38
Average Age (Female)	38	40	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	388	6,684	24,249
# of Persons per HH	3	2.9	2.7
Average HH Income	\$186,559	\$176,042	\$153,376
Average House Value	\$647,630	\$493,497	\$432,253

Demographics data derived from AlphaMap

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