



FOR LEASE

Research Park Industrial

PROPERTY OVERVIEW

- FREE RENT PROMO: 3 Months Free on 3 Year Term
- Immediate proximity to Hwy 77 / Flood Ave
- Easy access to I-35
- Power-200 amp/3 phase
- Featuring grade level overhead doors (12 x 12)
- New construction
- 16' ceilings
- Property not eligible for use by cannabis industry

OFFERING SUMMARY

| | |
|----------------|------------------------------|
| Lease Rate: | \$12.00 SF/yr |
| NNN Fees: | \$2.52/SF |
| Available SF: | 1,500 - 4,500 SF |
| Lot Size: | 0.2 Acres |
| Building Size: | 10,500 SF |
| Years Built: | Phase I-2018 / Phase II-2023 |
| Zoning: | I-1 (Light Industrial) |

Josh White
405.417.6761 josh@fleskeholding.com

Kendra Streeter
405.590.7202 kendra@fleskeholding.com





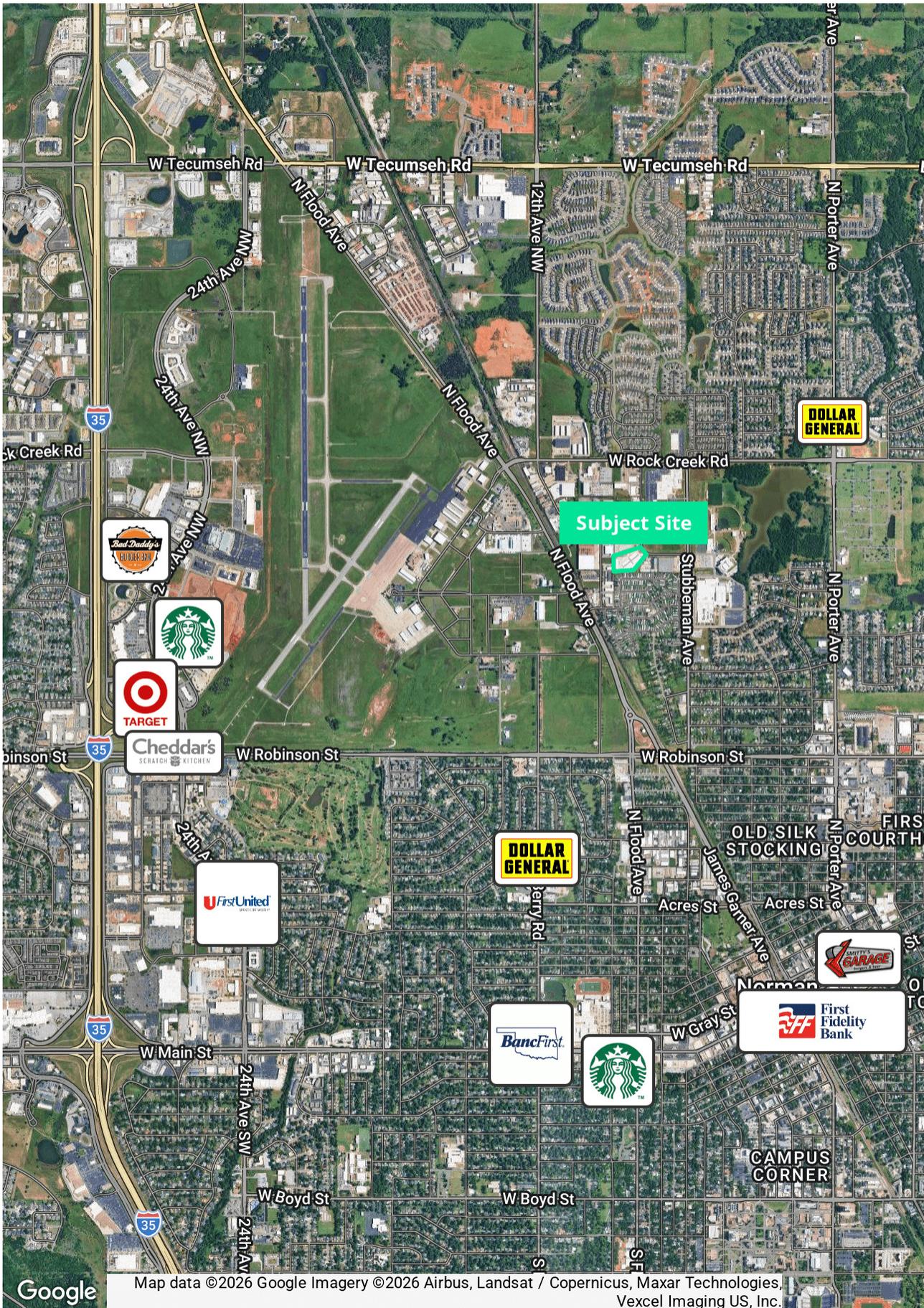
AVAILABLE SPACES

| SUITE | TENANT | SIZE | TYPE | RATE |
|--------------|-----------|----------|------|---------------|
| 2000-100&104 | Available | 3,000 SF | NNN | \$12.00 SF/yr |
| 720-114 | Available | 1,500 SF | NNN | \$12.00 SF/yr |
| 720-118 | Available | 1,500 SF | NNN | \$12.00 SF/yr |
| 728-104 | Available | 1,500 SF | NNN | \$12.00 SF/yr |

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