



# WATERLOO INDUSTRIAL PARK

2690 East Waterloo Road, Edmond, OK 73034

**Brock Lytton**

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**Jake Wilburn**

Broker Associate  
405.248.8016  
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PRICE: \$10.75 SF/YR

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## Property Description

Now Pre-Leasing – Waterloo Park

Waterloo Park is a well-positioned industrial development featuring five buildings with anticipated completion in Q2–Q3 2026. Strategically located along Waterloo Road in north Edmond, the project offers excellent access and commutability just west of I-35—one of Oklahoma City’s primary transportation corridors.

Each building is thoughtfully designed to accommodate a wide range of users, offering approximately 800 SF of office space, heated warehouse, two 14’ x 14’ overhead doors, 3-phase power, and approximately 10 parking spaces each. Situated on the south side of Waterloo Road, Waterloo Park delivers functionality, accessibility, and flexibility for nearly any light industrial or service-based operation.

## Offering Summary

Lease Rate:	\$10.75 SF/yr (NNN)
Lot Size:	3.25 Acres
Building Sizes:	6,800 SF (5 Identical Buildings)

Spaces	Lease Rate	Space Size
2690 E Waterloo	\$10.75 SF/yr	6,800 SF
2700 E Waterloo	\$10.75 SF/yr	6,800 SF
2710 E Waterloo	\$10.75 SF/yr	6,800 SF
2720 E Waterloo	\$10.75 SF/yr	6,800 SF
2730 E Waterloo	\$10.75 SF/yr	6,800 SF

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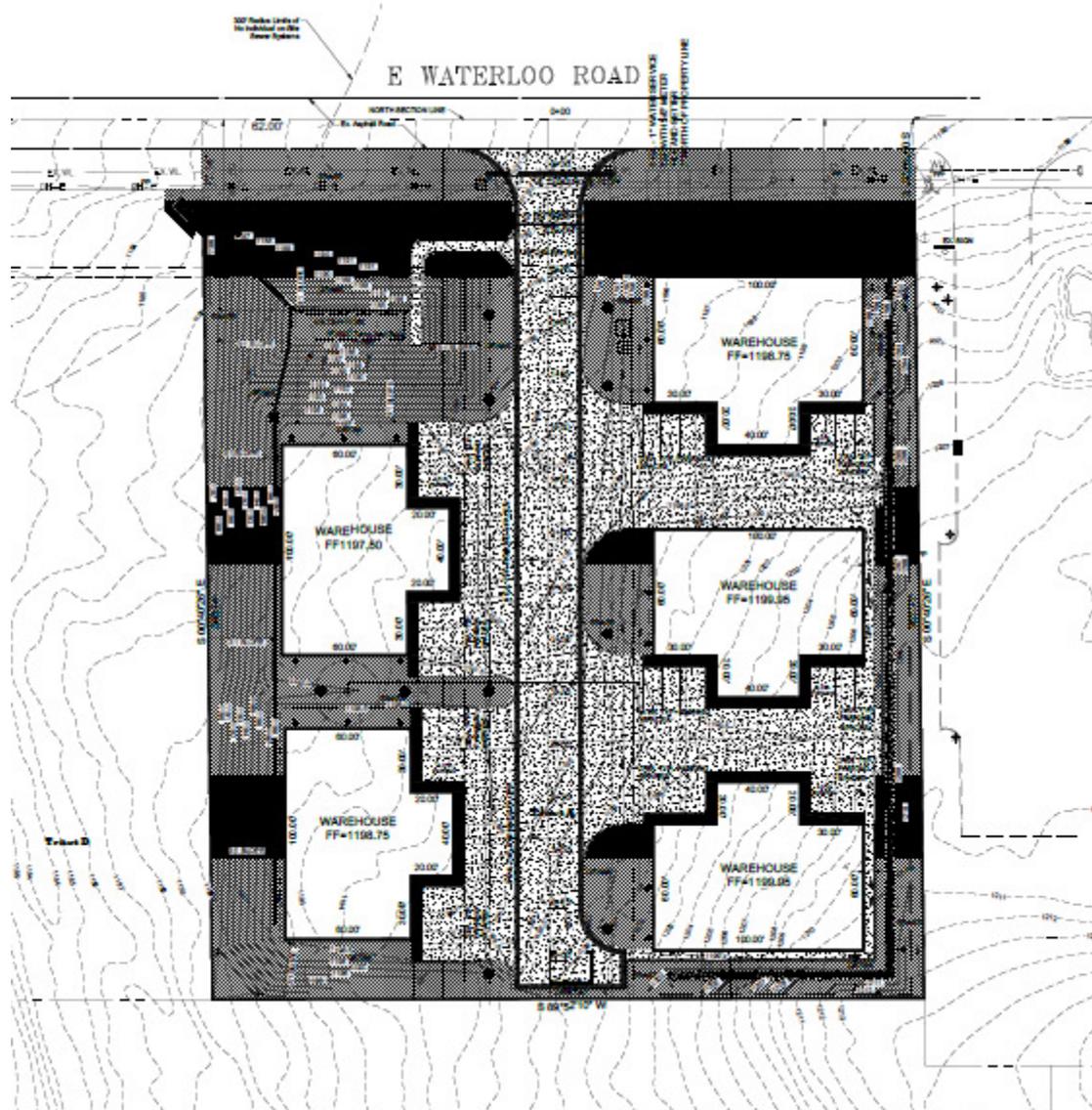
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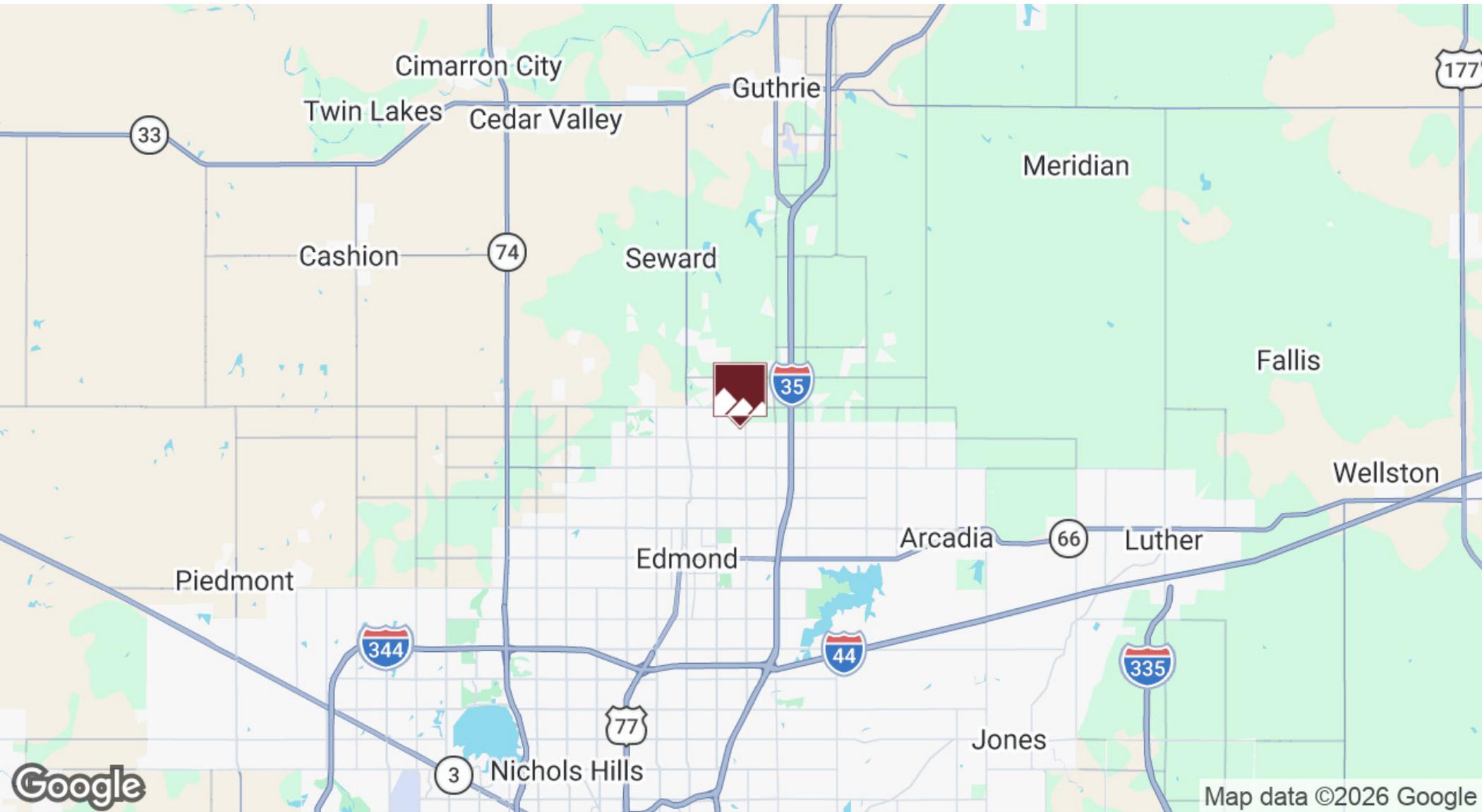
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**MORIAH**  
BROKERAGE SERVICES, LLC

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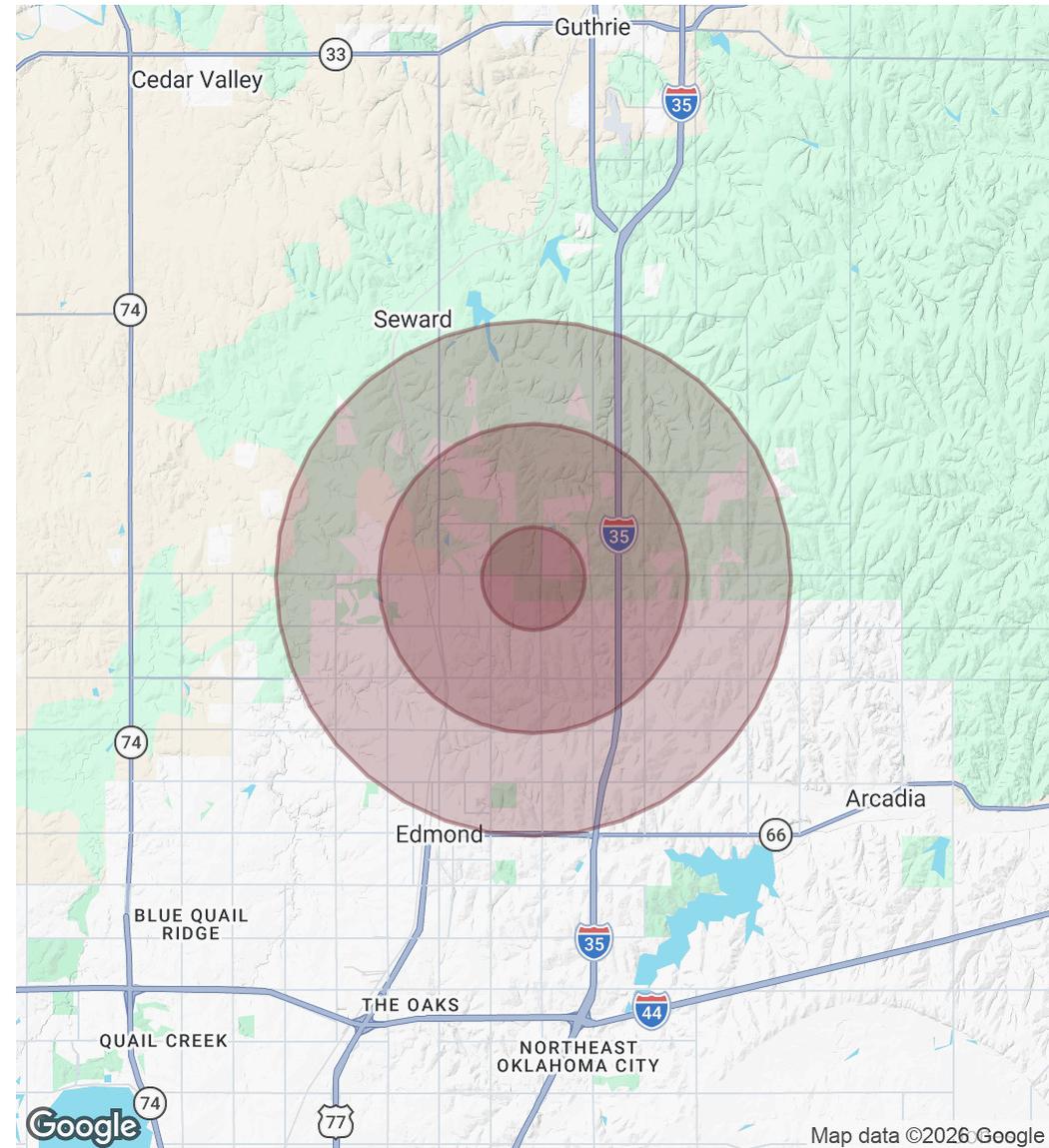
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Population	1 Mile	3 Miles	5 Miles
Total Population	2,209	19,928	63,636
Average Age	39	39	39
Average Age (Male)	38	38	39
Average Age (Female)	40	39	40

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	765	6,683	22,773
# of Persons per HH	2.9	3	2.8
Average HH Income	\$136,546	\$178,827	\$160,864
Average House Value	\$384,801	\$480,928	\$436,346

Demographics data derived from AlphaMap



Map data ©2026 Google

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