

Koloa Industrial Park



Presented by
Block One Real Estate

11571 Blacksand Dr, Edmond, OK 73034



Price: \$11.00 - \$12.00 /SF/YR

These new construction industrial spaces are located in the Kaloa industrial park, a newly constructed industrial development in North Edmond, Oklahoma. Koloa has been carefully designed to cater to the diverse needs of businesses seeking industrial, warehouse and flex space. It's ideally situated just 5 minutes from I-35, providing seamless access to regional and national markets. Located on Sooner Rd just north of Charter Oak, only 25 minutes away from downtown Oklahoma City, the location is perfect for employees and customers alike.

Offering a range of space sizes from 2,600 sqft to just over 32,000 sqft. Our facilities offer a clear height ranging from 18' to 38' and can be modified before construction finishes to offer things like a crane or additional doors as well as space changes. All spaces come with a 14' overhead door as well as a 7ft walk door with additional options available. Call for more information about the various options!

Koloa Industrial Park

11571 Blacksand Dr, Edmond, OK 73034



25ft Side Wall Height (28ft center height)
14 ft Tall Overhead Door
1 Overhead Door per 3,240 Feet of Space
3 Phase Electric (277/480)
Ample Concrete Parking
AT&T Fiber and ONG Gas Available



Alex Hickman

alex@blockonegroup.com
(405) 488-4434

Block One Real Estate

14209 N Santa Fe Ave, Suite A
Edmond, OK 73013



11571 Blacksand Dr, Edmond, OK 73034



The space offer a clear height ranging from 18' to 38'.



Plumbing pipes are available.

Listing spaces

Ste A

Space Available	3,240 SF
Rental Rate	\$12.00 /SF/YR
Contiguous Area	12,960 SF
Date Available	Now
Service Type	Modified Gross
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

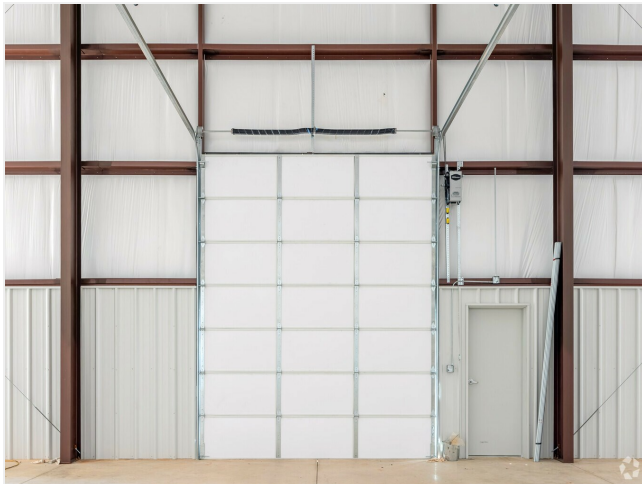
Ste B

Space Available	3,240 SF
Rental Rate	\$11.00 /SF/YR
Contiguous Area	12,960 SF
Date Available	Now
Service Type	Modified Gross
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

11571 Blacksand Dr, Edmond, OK 73034



14' overhead door opened.



14' overhead door closed.

Listing spaces

Ste C

Space Available	3,240 SF
Rental Rate	\$11.00 /SF/YR
Contiguous Area	12,960 SF
Date Available	Now
Service Type	Modified Gross
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

Ste D

Space Available	3,240 SF
Rental Rate	\$11.00 /SF/YR
Contiguous Area	12,960 SF
Date Available	Now
Service Type	Modified Gross
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

11571 Blacksand Dr, Edmond, OK 73034



Strong steel crane.

Listing spaces

Ste E

Space Available	3,240 SF
Rental Rate	\$11.00 /SF/YR
Contiguous Area	12,960 SF
Date Available	TBD (now leased)
Service Type	Modified Gross
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

Koloa Industrial Park

11571 Blacksand Dr, Edmond, OK 73034

Property Photos



Aerial top down of the building.



Aerial view of the whole Koloa Industrial Park.

Koloa Industrial Park

11571 Blacksand Dr, Edmond, OK 73034

Property Photos



Sooner Road is located right in front of the entrance to Koloa Industrial Park.



Koloa Industrial Park is conveniently located just 5 minutes from I-35.

Koloa Industrial Park

11571 Blacksand Dr, Edmond, OK 73034

Property Photos



Aerial Context of the building.



Aerial Context of the building at an angle.

Koloa Industrial Park

11571 Blacksand Dr, Edmond, OK 73034

Location

