



INDUSTRIAL SPACES | FOR LEASE

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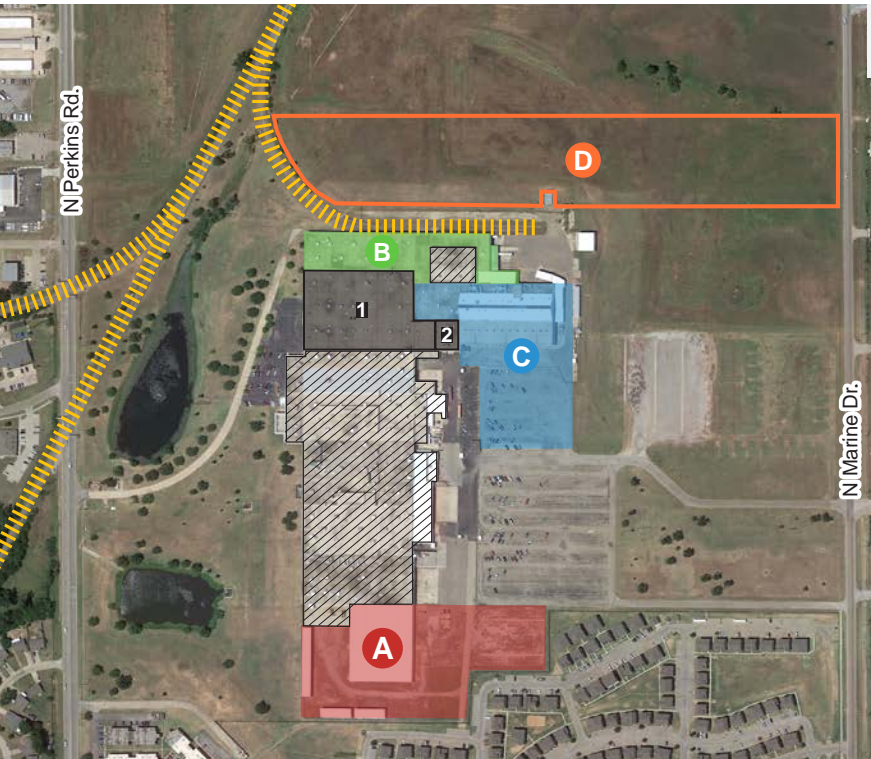
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NEWMARK
ROBINSON PARK



PROPERTY OVERVIEW

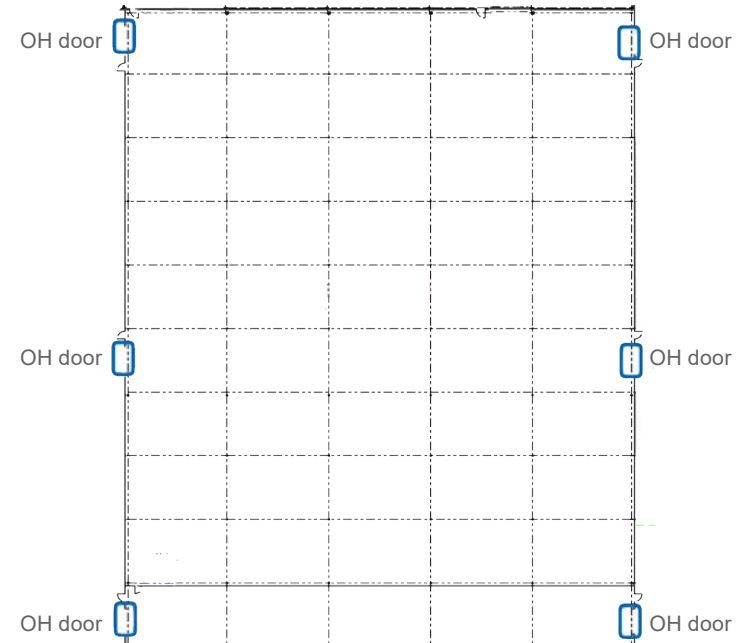
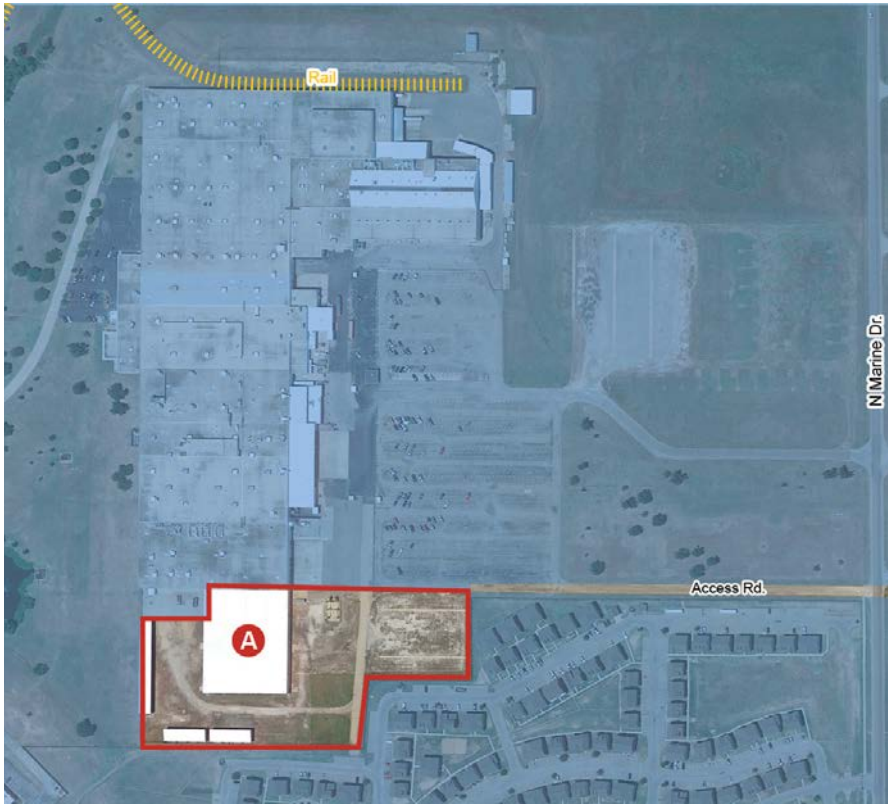
This property, which is centrally located between Oklahoma City and Tulsa, the two largest cities in Oklahoma, features several options suited for multiple users. The building offers rail access, heavy power and is approximately 15 miles east of I-35.

- The labor force in Stillwater is currently at 41,531
 - Major employment sectors include educational services, health care & social assistance, accomodation & food services, & public administration
 - The Stillwater Micropolitan Area has a population of 83,048
 - The population has grown at an annual rate of 0.4% from 2020 - 2024
 - Stillwater is highly livable with quality neighborhoods, excellent schools & low crime rates
- I-35 runs from Canada to Mexico
 - I-35 connects Stillwater to I-40 and I-44
 - The Cimarron Turnpike (Hwy 412) offers a quick route to Tulsa or Enid
- Stillwater is approximately 80 miles from the Tulsa Port of Catoosa, one of the largest inland river ports in the US.
 - Oklahoma has access to the McClellon-Kerr Arkansas River Navigation System, which spans 445 miles and connects to the Mississippi River.
- Stillwater Regional Airport (SWO) offers daily flights to Dallas-Fort Worth International Airport (DFW)
 - SWO features a 7,400-foot runway suitable for most commercial aircraft
 - Tulsa International Airport (TUL) and Will Rogers World Airport (OKC) are both about 70 miles from Stillwater
- Oklahoma State University (OSU), founded in 1890, is the second-largest research university in Oklahoma and has a current enrollment of 26,000 students
 - Meridian Technology Center offers over 20 full-time career training programs in fields such as Air Conditioning and Refrigeration, Automotive Technology, Biomedical Sciences, Business Technology, Culinary Arts, and more

AVAILABLE SPACES

- A. 50,000 SF dry storage + yard
- B. 64,000 SF warehouse/distribution + 4,600 SF office space
 - 1. 81,000 SF warehouse + 7,240 SF office space (optional with "B")
- C. 60,000 SF light manufacturing + 4,000 SF office space
 - 2. 25,000 SF warehouse (optional with "C")
- D. 12.03 Acres±

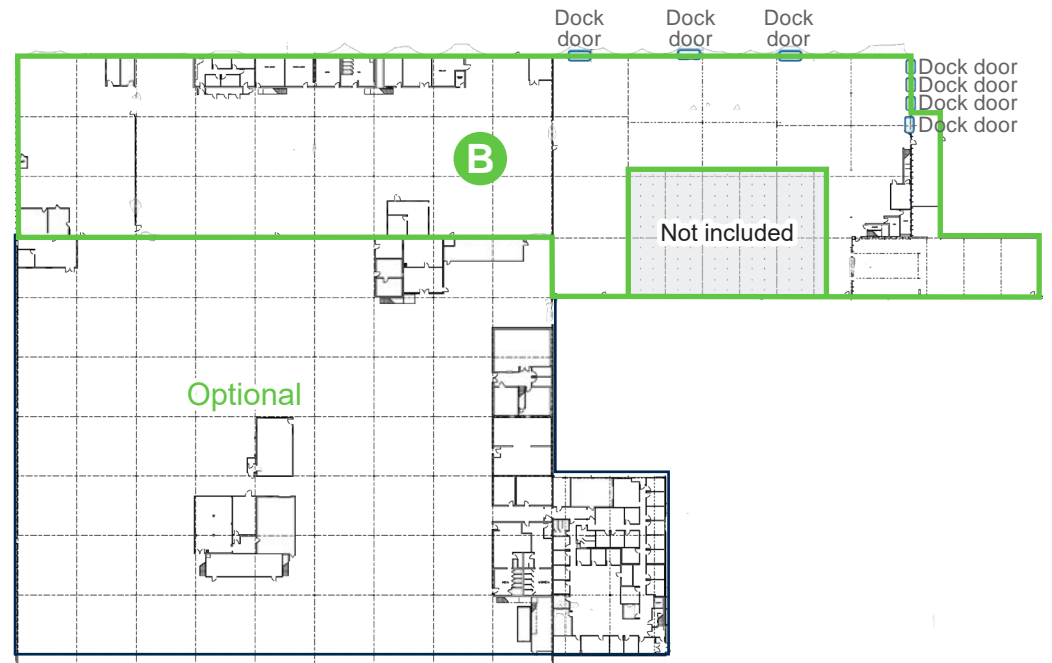
DRY STORAGE WAREHOUSE & YARD (A)



Available SF	50,000 SF
Warehouse SF	50,000 SF
Office SF	0 SF
Lease Rate	\$3.50/SF/YR (NNN)
Lot Size	4.32 Acres±
Doors	(6) 12' x 12' overhead doors
Comments	100% warehouse Covered outside storage available

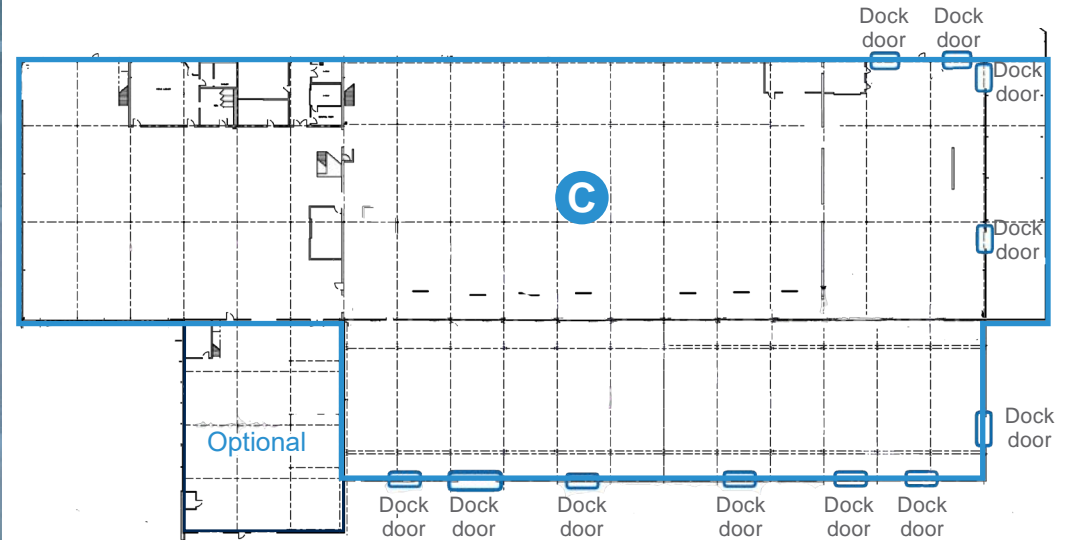


WAREHOUSE / DISTRIBUTION SPACE (B)



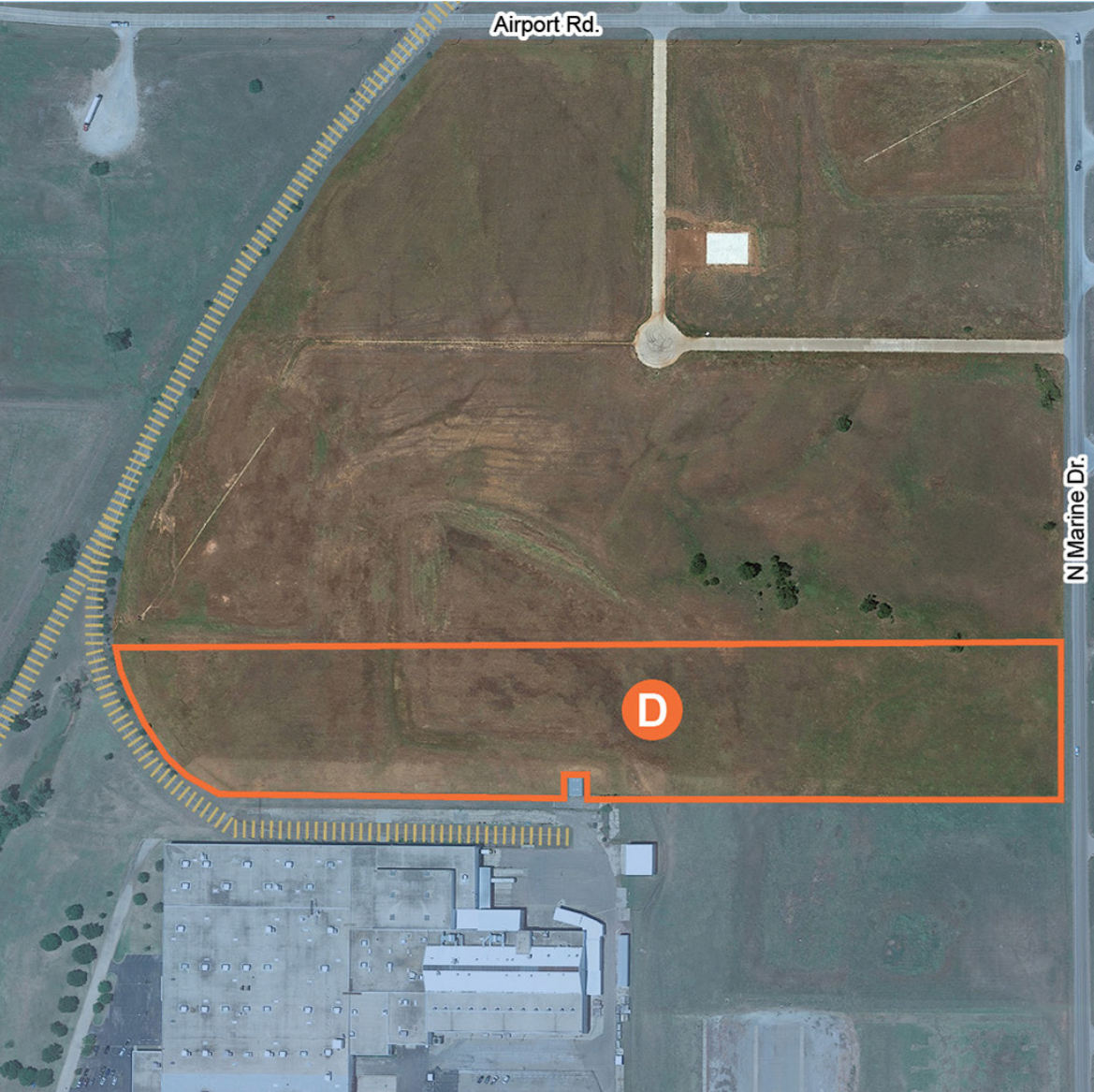
Available SF (B)	68,600 SF
Warehouse SF (B)	64,000 SF
Office SF (B)	4,600 SF
Lease Rate	\$4.00/SF/YR (NNN)
<i>Optional Warehouse SF</i>	<i>81,000 SF</i>
<i>Optional Office SF</i>	<i>7,240 SF</i>
Total SF Available	145,000 SF warehouse 11,840 SF office
Doors	(3) 8' x 10' dock doors (1) 10' x 12' dock door
Comments	Available in 30 days

LIGHT MANUFACTURING (C)



Available SF (C)	64,000 SF
Warehouse SF (C)	60,000 SF
Office SF (C)	4,000 SF
Lease Rate	\$4.50/SF/YR (NNN)
<i>Optional SF</i>	<i>25,000 SF</i>
Total SF Available	85,000 SF warehouse 4,000 SF office
Dock Doors	(1) 18' x 18' (1) 14' x 18' (7) 12' x 12' (1) 12' x 14' (1) 8' x 9'
Cranes	5 cranes (1) 35-ton crane

LAND (D)



Lot Size	12.03 Acres±
Price	Negotiable
Comments	Rail access

