

# Mustang South Flex Industrial

1140 & 1160 S Sara Rd, Mustang, OK 73064

MCGEE COMMERCIAL REAL ESTATE



## Property Information

Building Size: 22,764 SF  
Availability: 2,000 SF to 6,597 SF  
Lease Type: NNN  
Rate: \$11.25 to \$11.50 PSF  
Net Expenses: Estimated @ 2.50 PSF

## Property Highlights

- Newly Constructed Flex Industrial
- Located in a well-traveled commercial corridor
- Suites include 200-amp electrical panel, heated warehouse and office build-out
- Pylon sign available for additional visibility off Hwy 4

## Availability

- Suite 202: 3,037 SF – Base Rent \$11.25 psf. Including NNN expenses, all in payment estimate \$3,480 a month
- Suite 206: 3,560 SF – Base Rent \$11.25 psf. Including NNN expenses, all in payment estimate \$4,079 a month
- Suite 210: 2,000 SF – Base Rent \$11.50 psf. Including NNN expenses, all in payment estimate \$2,334 a month
- Suite 214: 2,034 SF – Base Rent \$11.50 psf. Including NNN expenses, all in payment estimate \$2,373 a month



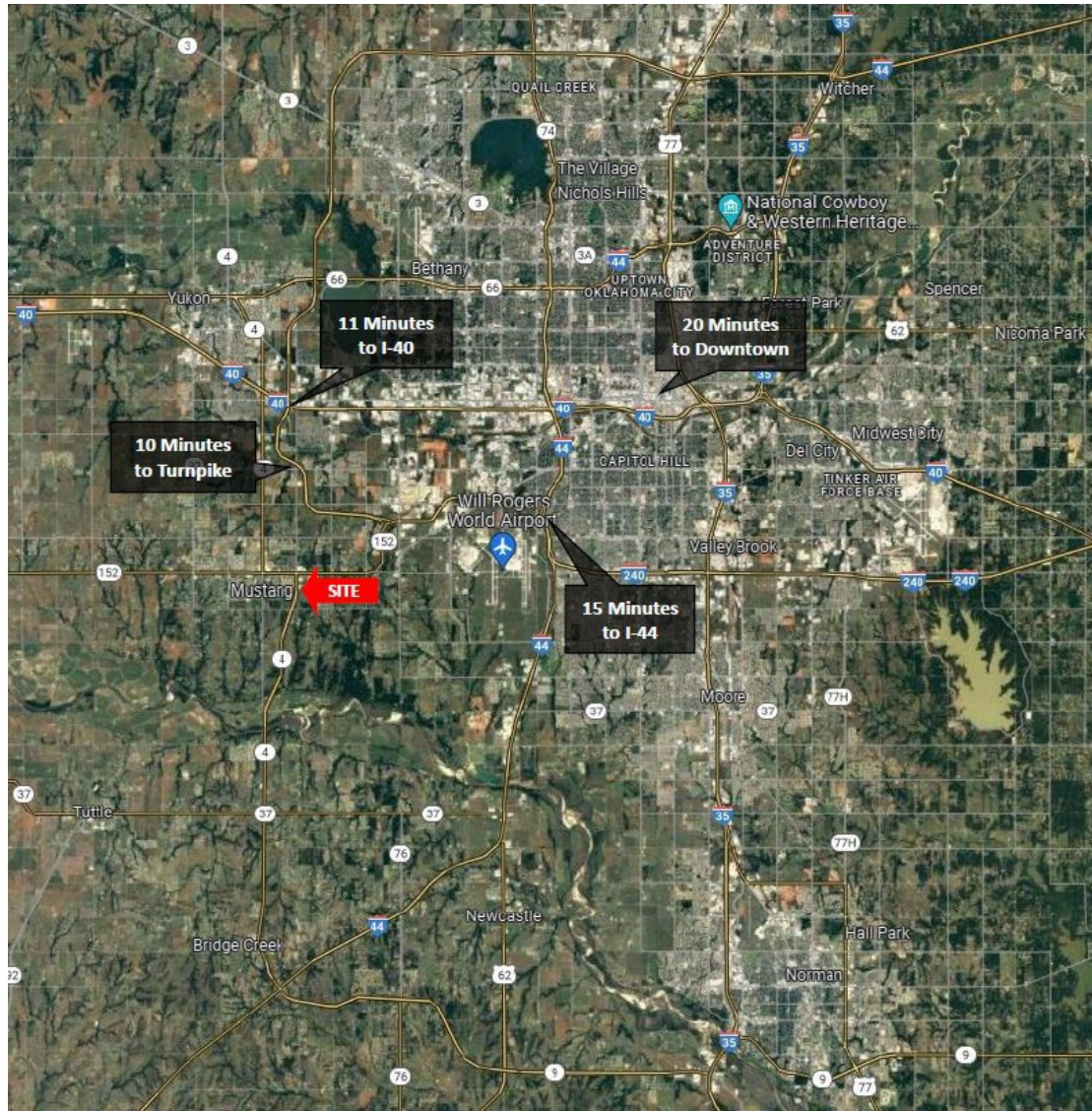
Eric Williams

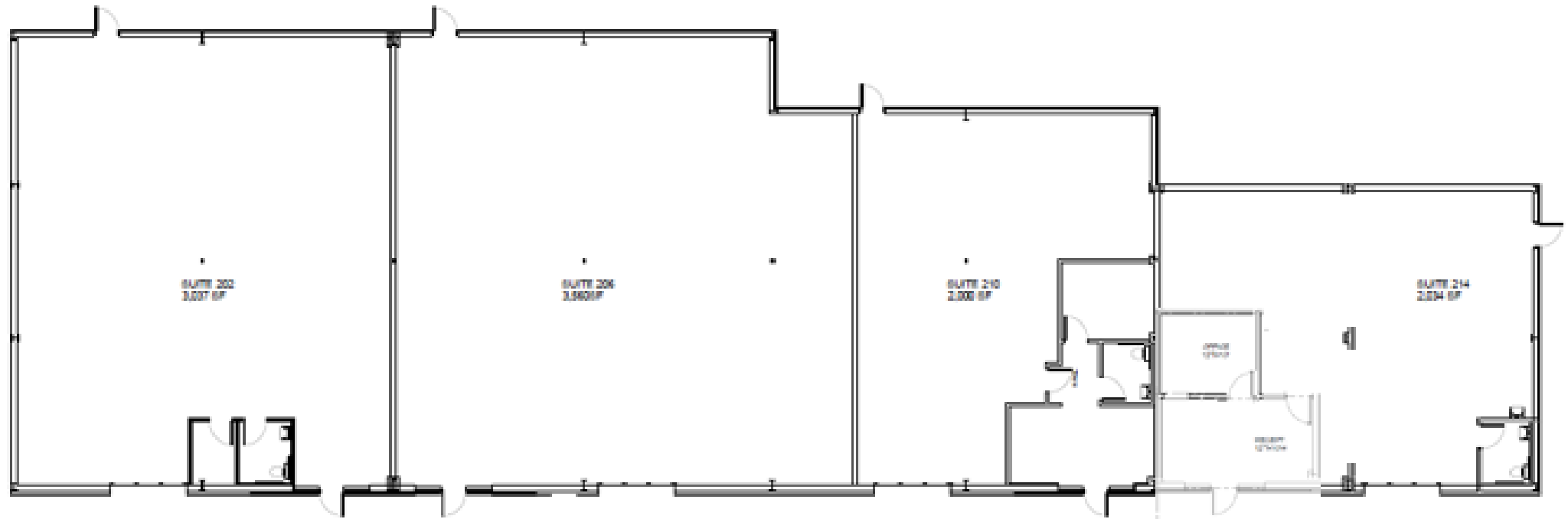
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McGee Commercial Real Estate

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OVERALL FLOOR PLAN - BUILDING C

SCALE - 1/8" = 1'-0"





