

EXECUTIVE SUMMARY



OFFERING SUMMARY

| | |
|-------------|---------------------|
| Lease Rate: | \$12.00 SF/yr (NNN) |
| Lot Size: | 17 Acres |
| Year Built: | 2023 |
| Zoning: | E-3 |
| Submarket: | Edmond |

PROPERTY OVERVIEW

Flex Industrial space 1,408 - 2,816 contiguous s.f.

PROPERTY HIGHLIGHTS

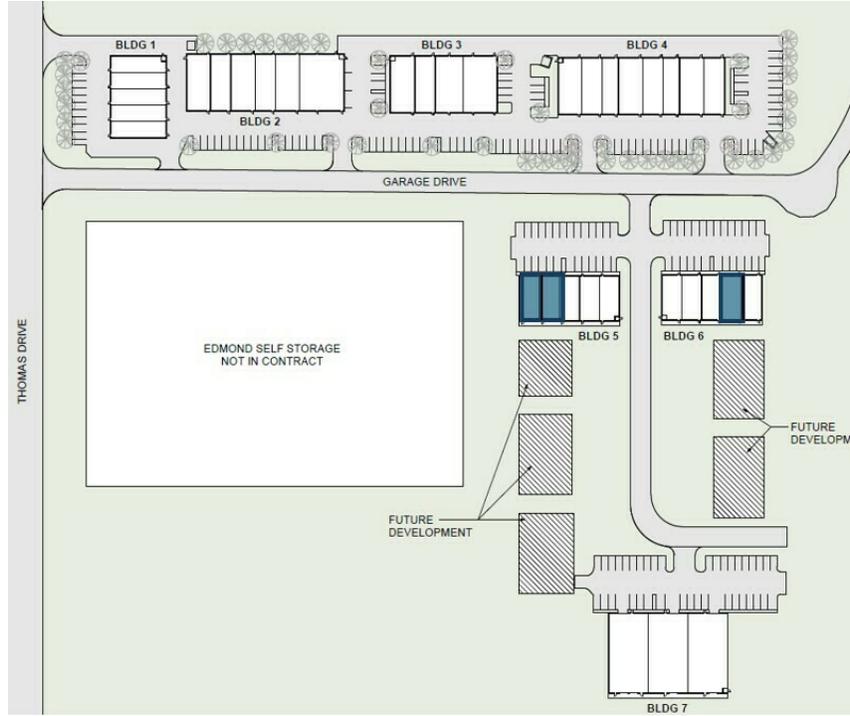
| SPACES | LEASE RATE | SPACE SIZE |
|----------------------------|---------------|------------------|
| 224 Garage Dr. Bldg 5 #112 | \$12.00 SF/yr | 1,408 - 2,816 SF |
| 224 Garage Dr. Bldg 5 #116 | \$12.00 SF/yr | 1,408 - 2,816 SF |
| 100 Garage Dr. Bldg 6 #104 | \$12.00 SF/yr | 1,408 SF |

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LEASE SPACES



LEASE INFORMATION

| | | | |
|--------------|------------------|-------------|---------------|
| Lease Type: | NNN | Lease Term: | Negotiable |
| Total Space: | 1,408 - 2,816 SF | Lease Rate: | \$12.00 SF/yr |

AVAILABLE SPACES

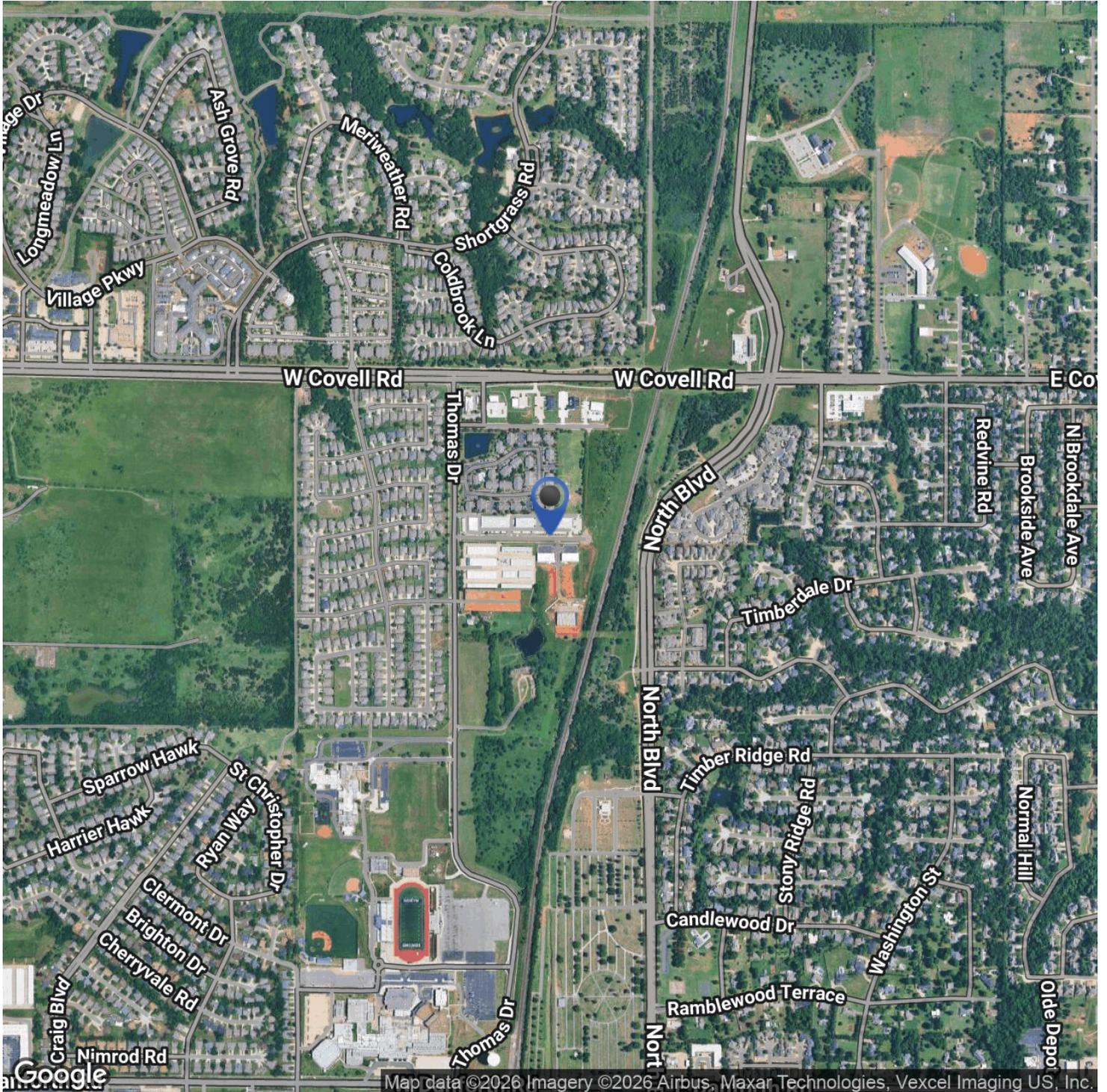
| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|----------------------------|-----------|------------------|------------|---------------|-------------|
| 224 Garage Dr. Bldg 5 #112 | Available | 1,408 - 2,816 SF | NNN | \$12.00 SF/yr | - |
| 224 Garage Dr. Bldg 5 #116 | Available | 1,408 - 2,816 SF | NNN | \$12.00 SF/yr | - |
| 100 Garage Dr. Bldg 6 #104 | Available | 1,408 SF | NNN | \$12.00 SF/yr | - |

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LOCATION MAP

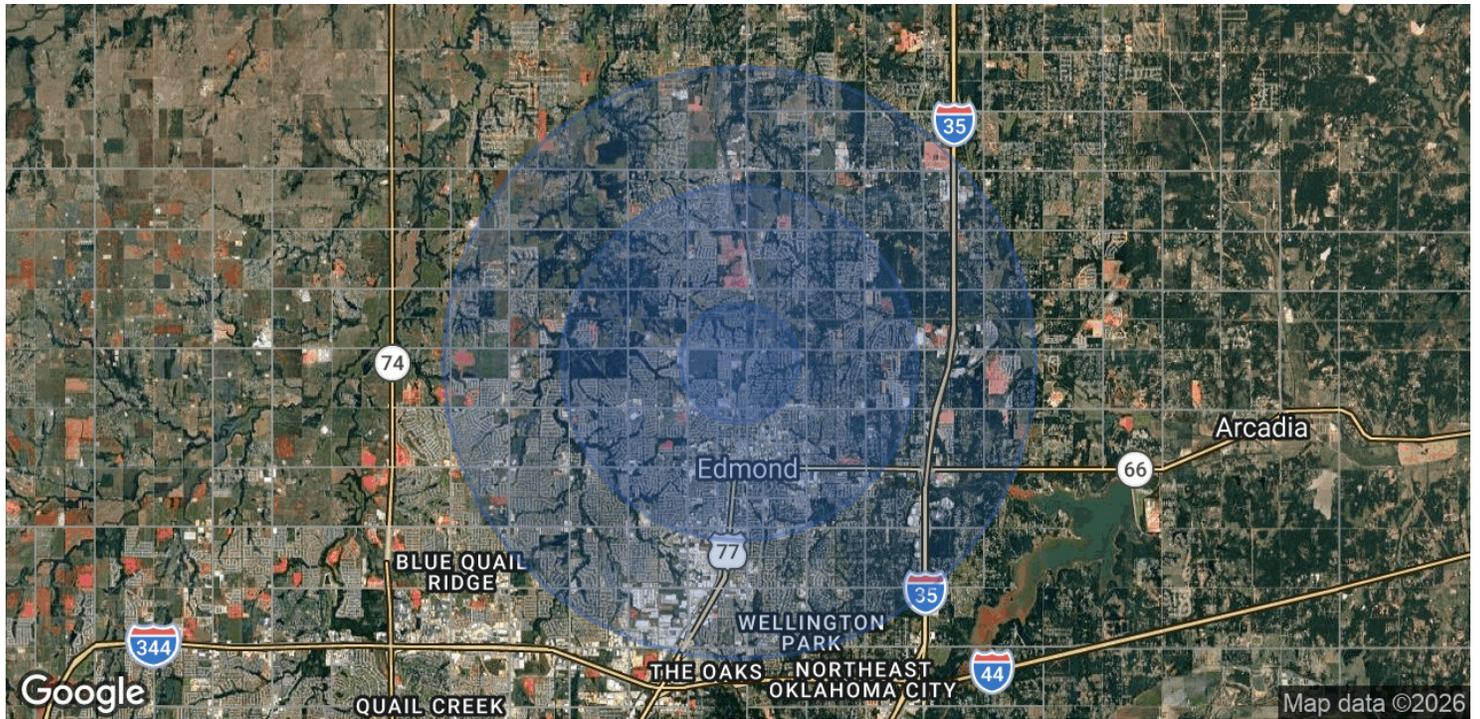


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DEMOGRAPHICS MAP & REPORT



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|-----------|-----------|-----------|
| Total Population | 9,590 | 64,929 | 139,600 |
| Average Age | 41 | 39 | 38 |
| Average Age (Male) | 39 | 37 | 37 |
| Average Age (Female) | 43 | 40 | 39 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total Households | 3,871 | 25,371 | 52,269 |
| # of Persons per HH | 2.5 | 2.6 | 2.7 |
| Average HH Income | \$111,454 | \$128,573 | \$137,518 |
| Average House Value | \$351,984 | \$360,024 | \$372,945 |

* Demographic data derived from 2020 ACS - US Census

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