

CENTENNIAL INDUSTRIAL PARK

OFFICE/WAREHOUSE

FOR LEASE



2600 Linda Lane, Edmond, Oklahoma 73013



7501 Broadway Extension
Oklahoma City, OK 73116

Presented By:

George W. Huffman

CEO | Managing Broker

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EXECUTIVE SUMMARY Versatile Office/Warehouse in Prime Edmond Location

This upgraded office/warehouse in Centennial Industrial Park offers a highly functional and energy-efficient space designed for a variety of industrial or office uses. Featuring an attractive brick façade and a double-insulated roof for improved energy efficiency, this property boasts a high office-to-warehouse ratio, with most areas fully climate-controlled.

Additional highlights include:

- High ceilings for increased storage and workspace flexibility
- Rear overhead doors for easy loading and logistics
- Ample free parking directly in front of each suite
- Surrounded by similar industrial and office/warehouse businesses, fostering a professional environment

Prime Edmond Location:

Conveniently situated west of Broadway Extension, near the Kelly & 33rd Street intersection, this property provides easy access to Broadway Extension (I-235) and Kilpatrick Turnpike (I-344), ensuring smooth connectivity to the greater Oklahoma City metro.

This property is perfect for Light Industrial & Trades, storage & distribution, creative & technical businesses, and so much more.

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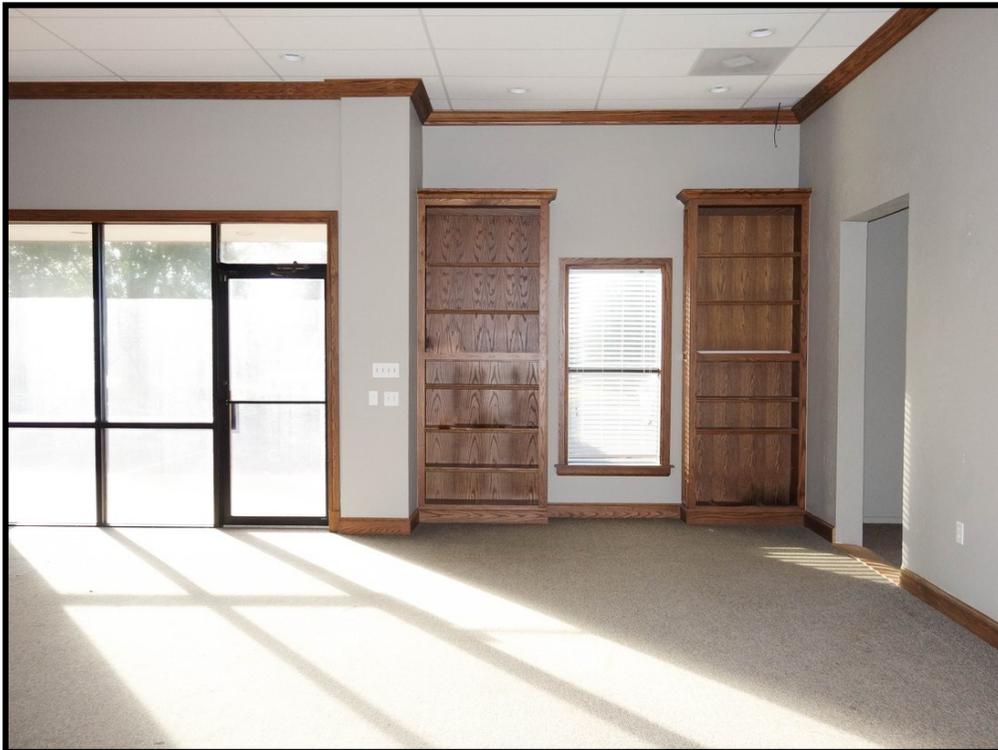
OFFERING SUMMARY

\$12.00 SF / YEAR

AVAILABLE SF	8,000
LAND	1.46 Acres
LEASE TYPE	NNN
OPEX RATE	\$2.50/ SF
TYPICAL TERM	3-5 Years
CO-BROKERAGE	3% Primary Term

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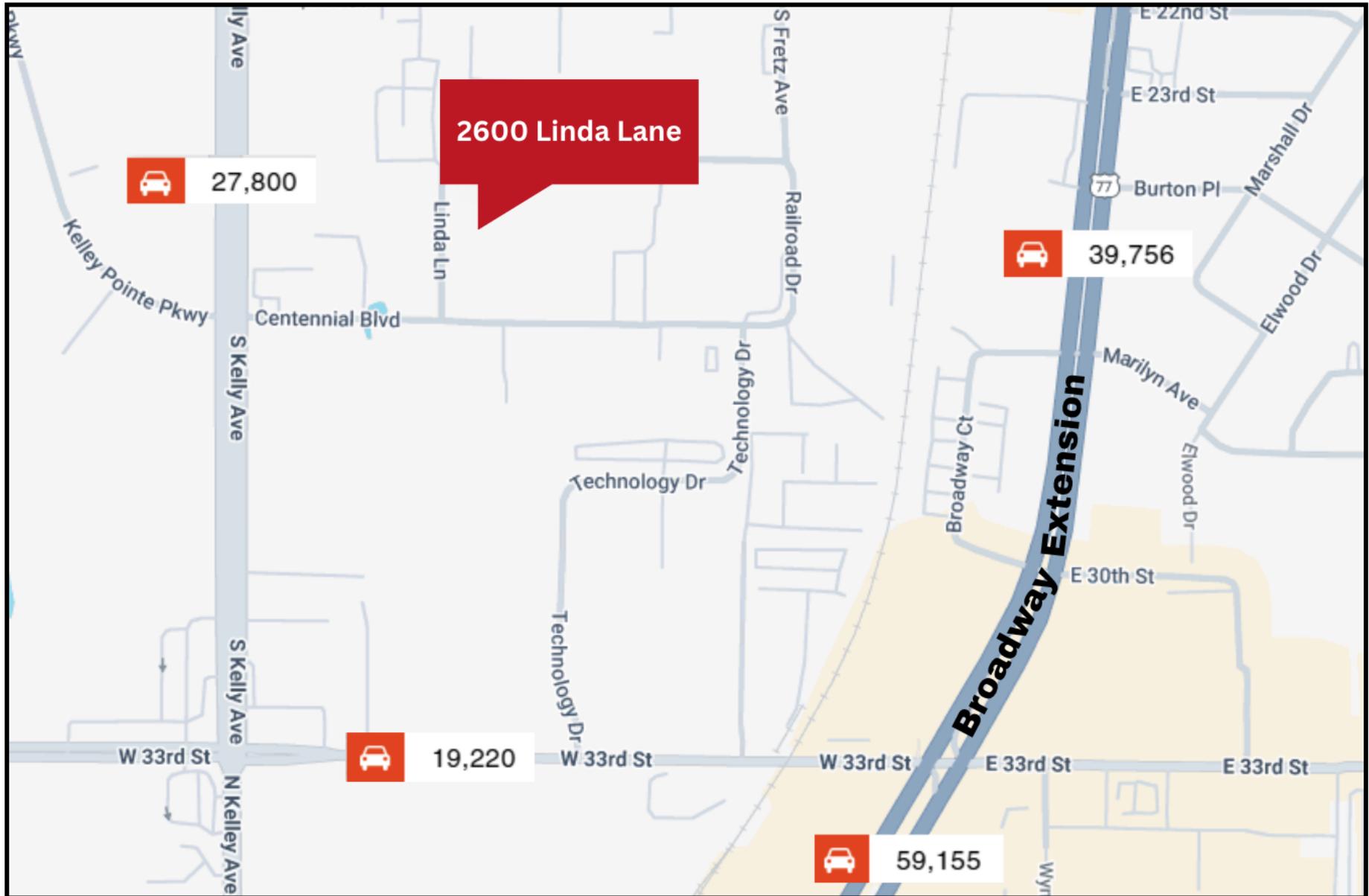
SPACES	LEASE RATE	SPACE SIZE	SPACE USE
Suite 1,2,& 3	\$12.00 SF/yr (NNN)	6,000 SF	Office/Warehouse
Suite 6	\$12.00 SF/yr (NNN)	2,000 SF	Office/Warehouse



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Highlights:

- Highly sought after area in Edmond!
- Double insulated roof for energy efficiency
- 100% HVAC including warehouses
- Ample free parking directly in front of each suite

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