



PRICE: \$10.50 SF/YR MG

5600 & 5608 INDUSTRIAL BLVD

Edmond, OK 73034

Jake Wilburn

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Property Description

Now Available: Exceptional industrial opportunity in Edmond, Oklahoma, offering excellent visibility and accessibility along I-35. The property features a 5,000 SF office/warehouse and a 12,000 SF warehouse situated on 2.75 acres at the northeast corner of Industrial Blvd and Sorghum Mill Road. Conveniently located just south of the rapidly expanding I-35 & Waterloo corridor—home to Wendy's, Taco Bell, Braum's, Starbucks, and several new developments—this site is ideal for tenants seeking yard space, visibility, convenience, and value.

Property Highlights

- 2.75AC Lot
- HWY Frontage
- Office + Warehouse
- Edmond City Limits

Offering Summary

Lease Rate:	\$10.50 SF/yr (MG)
Number of Units:	2
Available SF:	17,000 SF
Lot Size:	2.75 Acres
Building Size:	17,000 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	351	6,274	22,296
Total Population	1,043	18,299	60,013
Average HH Income	\$189,151	\$172,634	\$156,709

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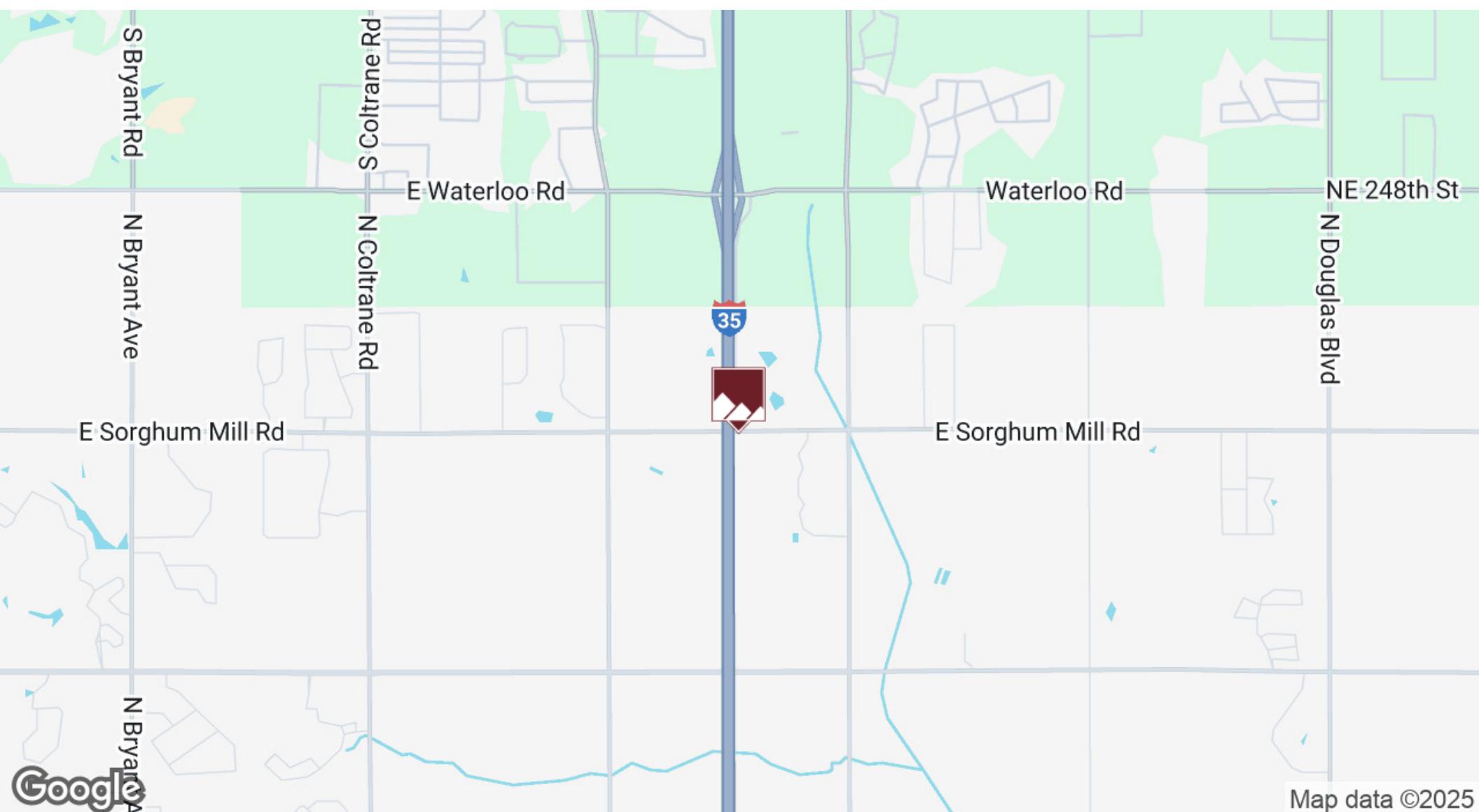
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MORIAH
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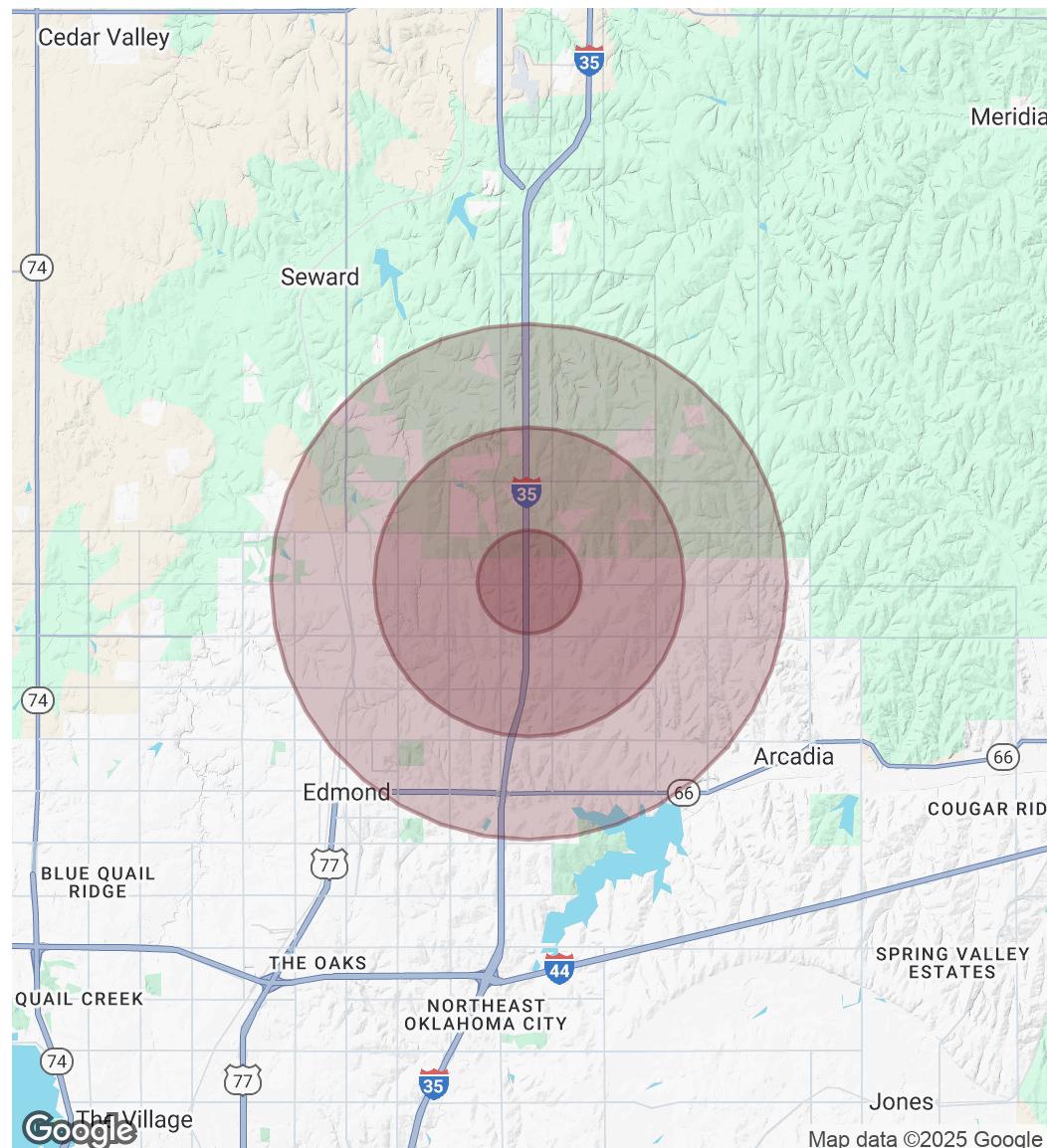
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Population	1 Mile	3 Miles	5 Miles
Total Population	1,043	18,299	60,013
Average Age	39	39	39
Average Age (Male)	38	39	38
Average Age (Female)	39	40	40

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	351	6,274	22,296
# of Persons per HH	3	2.9	2.7
Average HH Income	\$189,151	\$172,634	\$156,709
Average House Value	\$626,964	\$485,957	\$436,542

Demographics data derived from AlphaMap



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