

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (NNN)
Building Size:	14,252 SF
Available SF:	7,000 SF
Lot Size:	17 Acres
Number of Units:	6
Year Built:	2023
Zoning:	E-3
Market:	Oklahoma City Metro
Submarket:	Edmond

PROPERTY OVERVIEW

Flex Industrial space 1,408 - 7,126 s.f.

PROPERTY HIGHLIGHTS

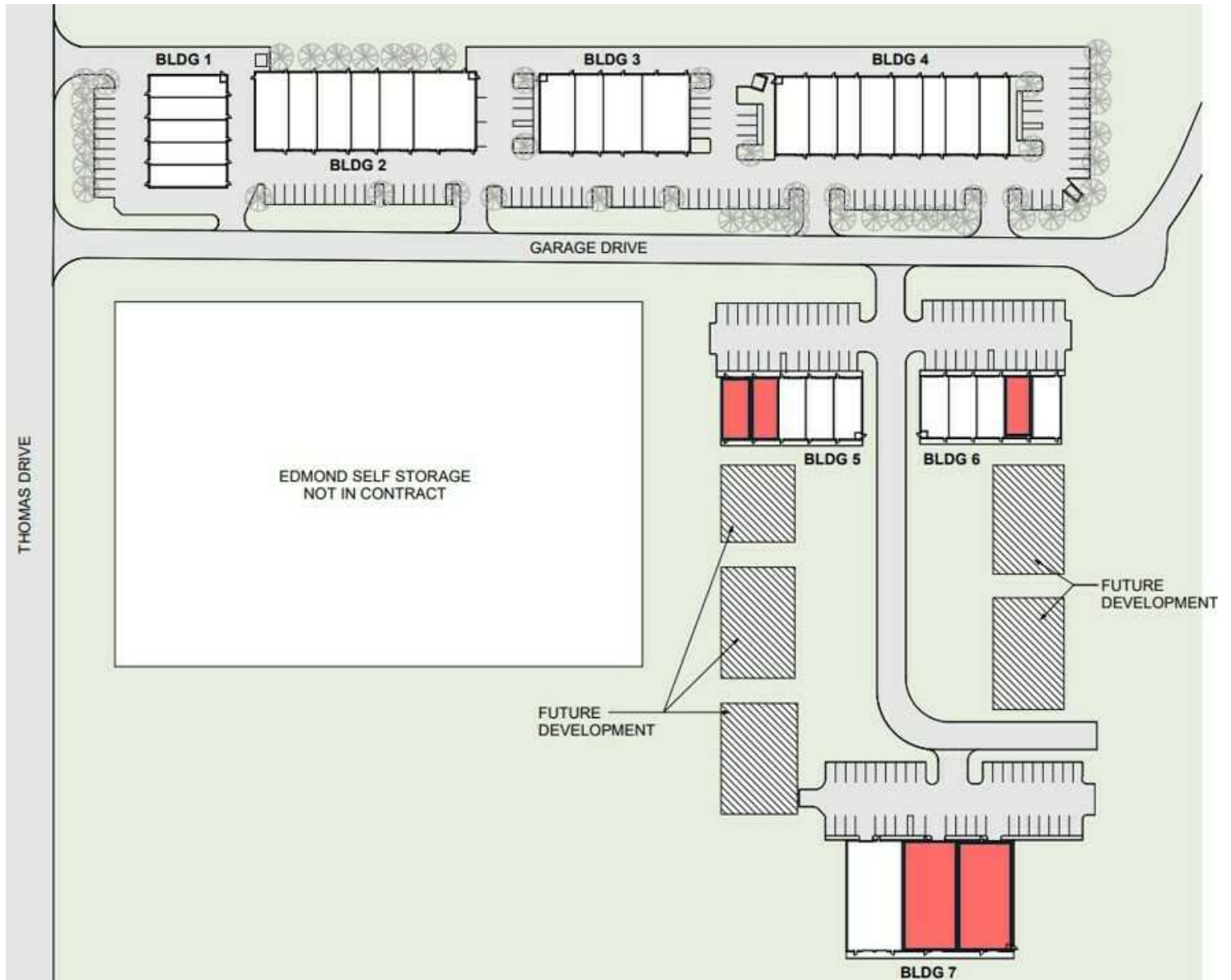
SPACES	LEASE RATE	SPACE SIZE
224 Garage Dr. Bldg 5 #112	\$12.00 SF/yr	1,408 - 7,126 SF
224 Garage Dr. Bldg 5 #116	\$12.00 SF/yr	1,408 - 7,126 SF
100 Garage Dr. Bldg 6 #104	\$12.00 SF/yr	1,408 - 7,126 SF
124 Garage Dr. Bldg 7 #100	\$12.00 SF/yr	5,000 - 15,000 SF
124 Garage Dr. Bldg 7 #104	\$12.00 SF/yr	5,000 - 15,000 SF

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SITE PLANS

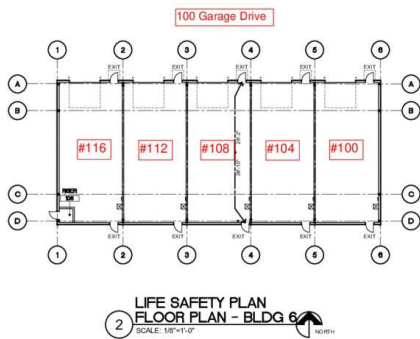
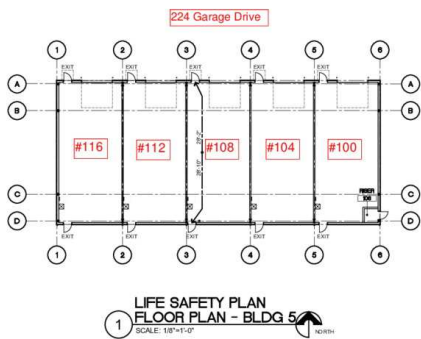


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FLOOR PLANS



BUILDING CODE	
BUILDING CODE EDITION:	INTERNATIONAL BUILDING CODE 2015
MECHANICAL CODE EDITION:	INTERNATIONAL MECHANICAL CODE 2015
ELECTRICAL CODE EDITION:	NATIONAL ELECTRICAL CODE 2017
PLUMBING CODE EDITION:	INTERNATIONAL PLUMBING CODE 2015
FIRE CODE EDITION:	INTERNATIONAL FIRE CODE 2015
ACCESSIBILITY CODE EDITION:	2010 ADA STANDARDS FOR ACCESSIBLE DESIGN

BUILDING DATA	
GROSS BUILDING AREA:	7,536 SQFT (EACH BUILDING)
FIRE SPRINKLERS:	SPRINKLED
OCCUPANCY CLASSIFICATION:	S-1
CONSTRUCTION TYPE:	I-B
NUMBER OF STORES:	1
BUILDING HEIGHT:	20' 0" (AT HIGH BAY) 16' 0" (AT LOW BAY)

FIRE RESISTANCE RATING (TABLE 601)	
PRIMARY STRUCTURAL FRAME:	0 HOURS
BEARING WALLS - EXTERIOR:	0 HOURS
INTERIOR:	0 HOURS
NON-BEARING WALLS AND PARTITIONS - EXTERIOR:	0 HOURS
INTERIOR:	0 HOURS
GLAZED CONSTRUCTION:	0 HOURS
ROOF CONSTRUCTION:	0 HOURS


ALLOWABLE BUILDING HEIGHTS AND AREAS	
MAXIMUM BUILDING HEIGHT IN FEET (TABLE 503.1)	75' 0" (2 STORES)
MAXIMUM BUILDING AREA (TABLE 504.1)	7500 SQ FT
MAXIMUM BUILDING AREA (TABLE 504.2)	7500 SQ FT
MAXIMUM BUILDING AREA (TABLE 504.3)	7500 SQ FT
MAXIMUM BUILDING AREA (TABLE 504.4)	7500 SQ FT
MAXIMUM BUILDING AREA (TABLE 504.5)	7500 SQ FT
MAXIMUM BUILDING AREA (TABLE 504.6)	7500 SQ FT
MAXIMUM BUILDING AREA (TABLE 504.7)	7500 SQ FT
MAXIMUM BUILDING AREA (TABLE 504.8)	7500 SQ FT
MAXIMUM BUILDING AREA (TABLE 504.9)	7500 SQ FT
MAXIMUM BUILDING AREA (TABLE 504.10)	7500 SQ FT
MAXIMUM BUILDING AREA (TABLE 504.11)	7500 SQ FT
MAXIMUM BUILDING AREA (TABLE 504.12)	7500 SQ FT
MAXIMUM BUILDING AREA (TABLE 504.13)	7500 SQ FT
MAXIMUM BUILDING AREA (TABLE 504.14)	7500 SQ FT
MAXIMUM BUILDING AREA (TABLE 504.15)	7500 SQ FT
MAXIMUM BUILDING AREA (TABLE 504.16)	7500 SQ FT
MAXIMUM BUILDING AREA (TABLE 504.17)	7500 SQ FT
MAXIMUM BUILDING AREA (TABLE 504.18)	7500 SQ FT
MAXIMUM BUILDING AREA (TABLE 504.19)	7500 SQ FT
MAXIMUM BUILDING AREA (TABLE 504.20)	7500 SQ FT
MAXIMUM BUILDING AREA (TABLE 504.21)	7500 SQ FT
MAXIMUM BUILDING AREA (TABLE 504.22)	7500 SQ FT
MAXIMUM BUILDING AREA (TABLE 504.23)	7500 SQ FT
MAXIMUM BUILDING AREA (TABLE 504.24)	7500 SQ FT
MAXIMUM BUILDING AREA (TABLE 504.25)	7500 SQ FT
MAXIMUM BUILDING AREA (TABLE 504.26)	7500 SQ FT
MAXIMUM BUILDING AREA (TABLE 504.27)	7500 SQ FT
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MAXIMUM BUILDING AREA (TABLE 504.30)	7500 SQ FT
MAXIMUM BUILDING AREA (TABLE 504.31)	7500 SQ FT
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MAXIMUM BUILDING AREA (TABLE 504.80)	7500 SQ FT
MAXIMUM BUILDING AREA (TABLE 504.81)	7500 SQ FT
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MAXIMUM BUILDING AREA (TABLE 504.97)	7500 SQ FT
MAXIMUM BUILDING AREA (TABLE 504.98)	7500 SQ FT
MAXIMUM BUILDING AREA (TABLE 504.99)	7500 SQ FT
MAXIMUM BUILDING AREA (TABLE 504.100)	7500 SQ FT

EGRESS WIDTH / EXIT ACCESS	
MINIMUM CORRIDOR WIDTH (TABLE 1003.2)	36"
MINIMUM NUMBER OF EXITS (TABLE 1003.3.1)	2
BUILDING EXGRESS WIDTH (TABLE 1003.3.2)	15 x 2' = 3' 0" x 1.5'

EXIT ACCESS	
TRAVEL DISTANCE (TABLE 1017.2)	300'
SPRINKLED	300'
DEAD ENDS (TABLE 1017.2)	300'
SPRINKLED	300'

OCCUPANCY ALLOWANCE:			
INTERNATIONAL BUILDING CODE 2015	TABLE 104.1.2		
MINIMUM FLOOR AREA ALLOWANCE PER OCCUPANT	TABLE 104.1.2		
FUNCTION OF SPACE	ALLOWANCE	AREA	OCCUPANTS
WAREHOUSE (LIMIT 1.5 LBS PER UNIT)	300 SQ FT	1,481 SF	3
WAREHOUSE (LIMIT 2.5 LBS PER UNIT)	300 SQ FT	1,408	3
TOTAL OCCUPANCY ALLOWANCE: 15 EACH BUILDING			

FORM design studio

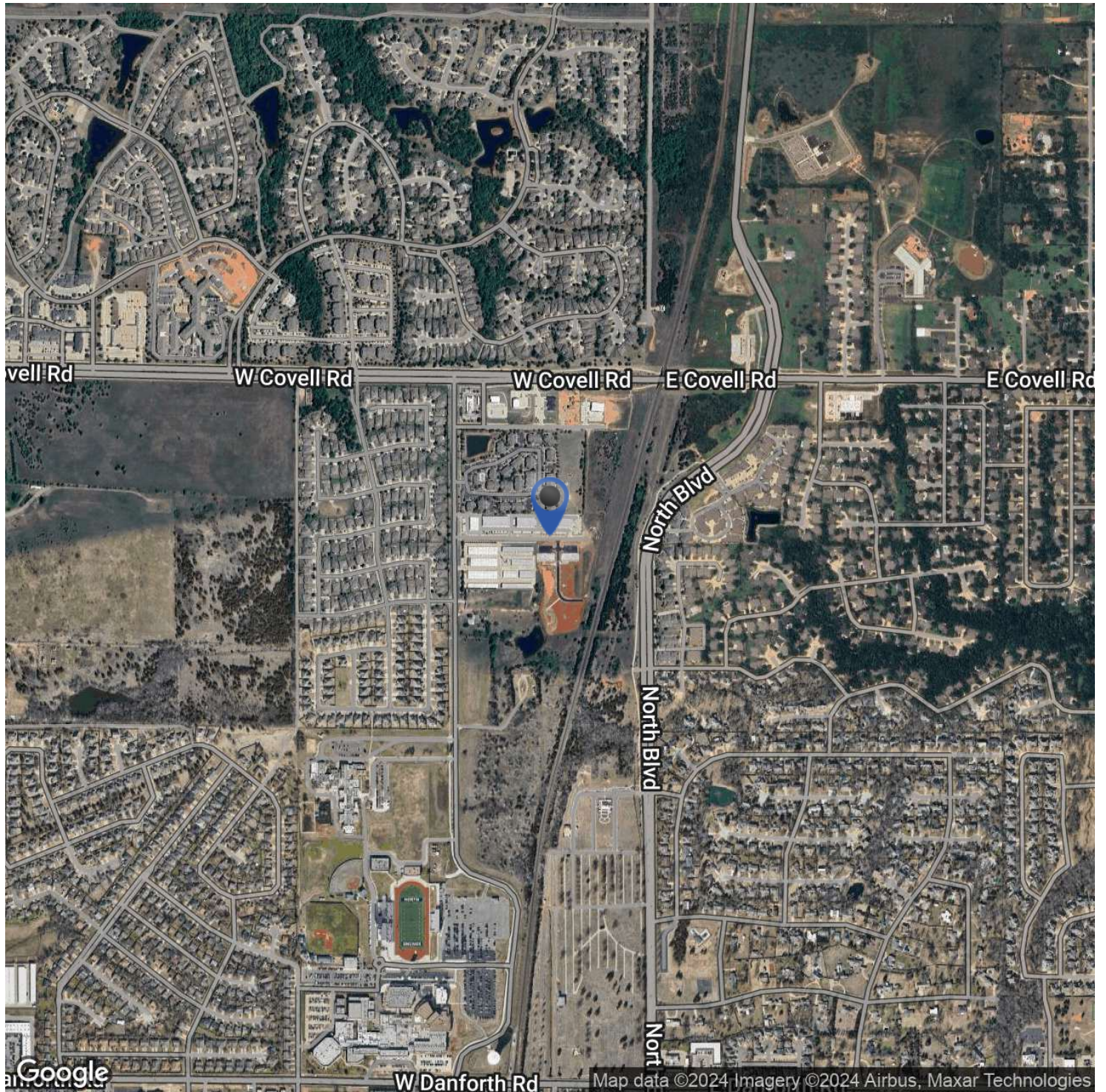


CREEK COMMERCIAL REALTY
THOMAS II INDUSTRIAL PARK
THOMAS DRIVE
EDMOND, OK

DATE: 11.03.22
PROJECT NO: 22402

G001

LOCATION MAP

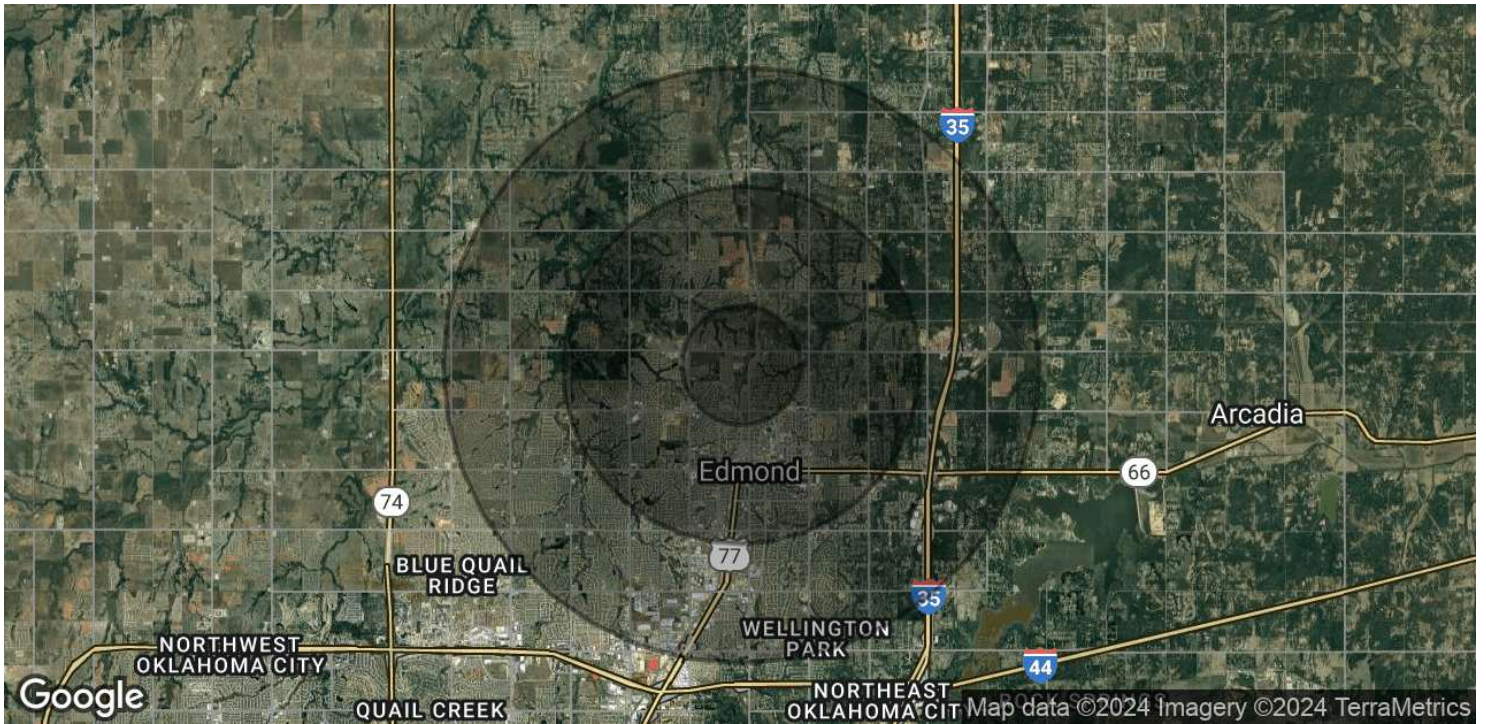


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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,926	49,229	111,301
Average Age	34.0	33.3	34.0
Average Age (Male)	33.9	31.7	32.5
Average Age (Female)	34.3	34.9	35.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,835	18,844	41,373
# of Persons per HH	2.7	2.6	2.7
Average HH Income	\$97,406	\$84,091	\$93,979
Average House Value	\$233,225	\$261,904	\$244,085

* Demographic data derived from 2020 ACS - US Census

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