I-40 INDUSTRIAL PARK | FOR LEASE

9400 - 9500 W RENO AVE., OKLAHOMA CITY, OK

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DEVELOPMENT OVERVIEW

I-40 Industrial Park is a new Class A development featuring two rear-load buildings with frontage along I-40. Located less than 1/2 mile from the I-40/Morgan Rd. interchange and approximately ten miles from I-35 (USMCA corridor), the property offers seamless access to key transportation routes and logistical networks. Strategically located just 15 minutes from Will Rogers International Airport, the site provides unmatched connectivity to Oklahoma City's major transportation arteries. The I-40 corridor is one of the busiest in the region, with nearly 150,000 vehicles per day - approximately 25% of which are semi trucks - making it ideal for distribution, warehousing and manufacturing operations.

The intersection at I-40 and Morgan Rd. features a Single Point Urban Interchange (SPUI), a highly efficient traffic design that allows all directions of traffic to move through a single centralized signal. This setup minimizes congestion and maximizes flow, further enhancing the site's accessibility for freight and employee traffic.

DEVELOPMENT DETAILS

Total Development SF	458,000 SF±
Lease Rate	Contact Broker
Available SF	57,200 SF± & 80,280 SF±
Lot Size	27 Acres
Zoning	I-2
Market	Oklahoma City
Submarket	Southwest
Cross Streets	W Reno & Morgan Rd.

BUILDING OVERVIEWS

9500 W RENO AVE.

Building SF	229,000 SF±
Available SF	57,200 SF±
Column Spacing	52’ x 53’-4” with 60’ speed bay
Bay Size	11,440 SF±
Clear Height	32’
Available Overhead Doors	1 (1 future)
Available Dock Doors	6 (8 future)
Available Pit Levelers	6 (45K lb)
Truck Court	208’ shared
Available Trailer Parks	7 (off building)
Available Car Parks	50
Fire Protection	ESFR
Lighting	LED

9400 W RENO AVE.

Building SF	229,000 SF±
Available SF	80,280 SF±
Column Spacing	52’ x 53’-4” with 60’ speed bay
Bay Size	11,440 SF±
Clear Height	32’
Available Overhead Doors	1 (1 future)
Available Dock Doors	8 (13 future)
Available Pit Levelers	8 (45K lb)
Truck Court	208’ shared
Trailer Parks	9 (off building)
Car Parks	73
Fire Protection	ESFR
Lighting	LED

Utilities

Electric: Oklahoma Gas and Electric (OG&E) 500 KVA 480V transformer at the end of each building. Standard 200 amp 277/480v house panel (can be upgraded).
Gas: Oklahoma Natural Gas (ONG) 1” high pressure line
Water/Sewer: City of Oklahomma City 8” sewer main and 2” water main

9500 W RENO

9400 W RENO

SITE PLAN

9400 W Reno Ave.
10 car parks
28 car parks
35 car parks
365'
Leased
Available
80,280 SF
8 docks | 73 car parks
220'
11,440 SF± Bay
53'-4"
52'
60'
8 trailer spots
7 trailer spots
7 trailer spots
9 trailer parks
Leased
W Reno Ave.
W I–40
208'
7 trailer spots
8 trailer spots
Leased
Leased
Leased
Available
57,200 SF
6 docks | 50 car parks
220'
Leased
Leased
Leased
260'
31 car parks
19 car parks
7 trailer parks
9500 W Reno Ave.
Future dock door
Future OH door

LOCATION AERIAL

211 N. Robinson, Ste 600N OKC, OK, 73102
110 W. 7th, Ste 2710 Tulsa, OK, 74119

for more information, visit us at
NEWMARKRP.COM

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