

# FLEXIBLE INDUSTRIAL SUBLEASE OPPORTUNITY

149 NE 138th Street, Edmond, OK 73013

## EXECUTIVE SUMMARY



### PARTIAL BUILDING SUBLEASE

Available SF:	10,000 SF
Lease Rate:	\$5.00/SF (Gross)
Grade Level Doors:	(1) 14' X 16'

### FULL BUILDING SUBLEASE

Available SF:	28,832
Lease Rate:	\$7.50/SF (NNN)
Grade Level Doors:	(2) 14' X 16'
Dock-Height Doors:	(2) Exterior

### PROPERTY HIGHLIGHTS

- Positioned in the desirable Edmond submarket at N Santa Fe Avenue and E Memorial Road the property offers convenient access to Broadway Extension, providing seamless connectivity throughout the Oklahoma City metro area.
- The property features LED lighting, gas heaters, two grade level doors, two dock-high doors, fire suppression system, multiple restrooms and functional office space to support a variety of industrial users.
- Clear heights ranging from 22'-25', allowing for efficient and flexible storage capabilities.
- Column spacing of 20' x 25' allows for efficient warehouse layout configurations and flexible operational flow.
- Zoned Moderate Industrial (I-2), allowing for a broad range of industrial and commercial uses with added operational flexibility.
- Master lease extends through December 2029, providing long-term occupancy stability.

### CODY BEAT

Director, Brokerage & Advisory Services  
405.831.0059  
cody@adeptcre.com

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## INTERIOR PHOTOS



Interior of Warehouse



Interior of Warehouse

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## INTERIOR PHOTOS



Office Breakroom/Kitchen



Office Area

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## EXTERIOR PHOTOS



### CODY BEAT

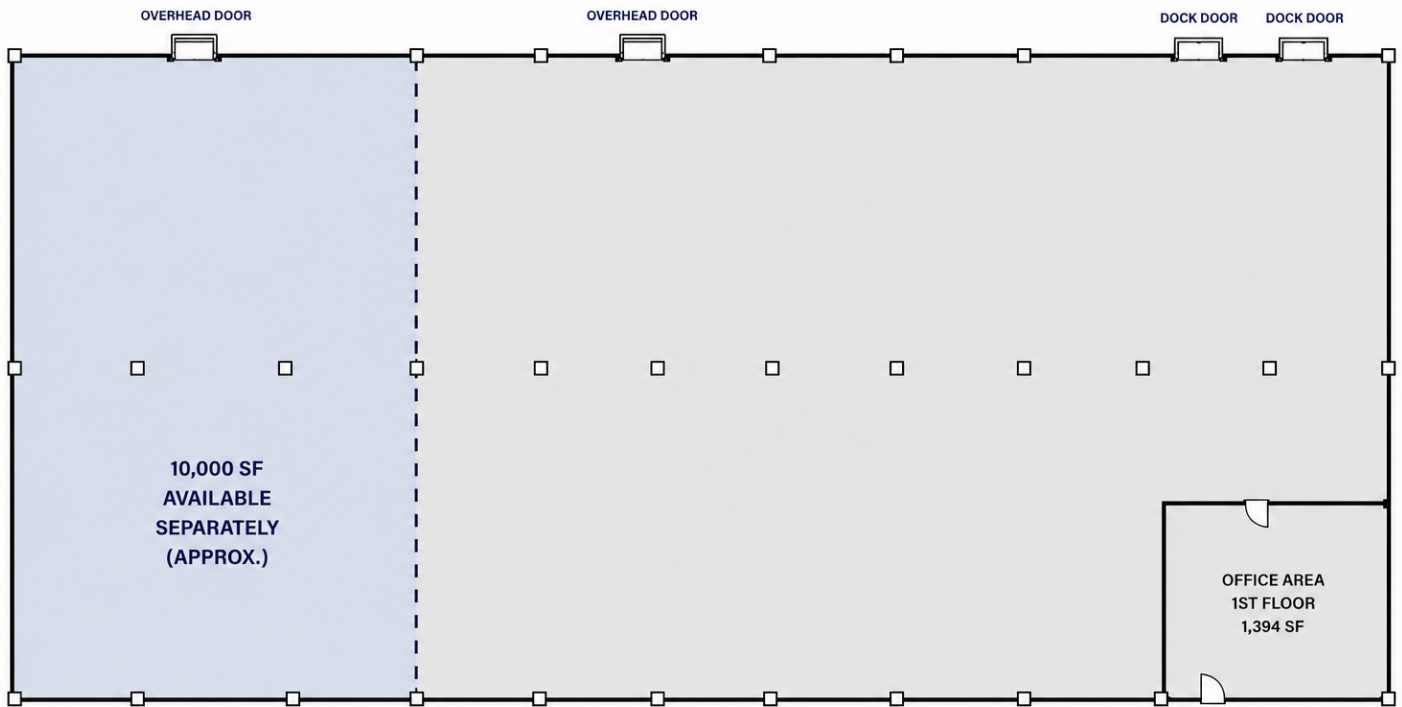
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## FLOOR PLAN



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## LOCATION MAP



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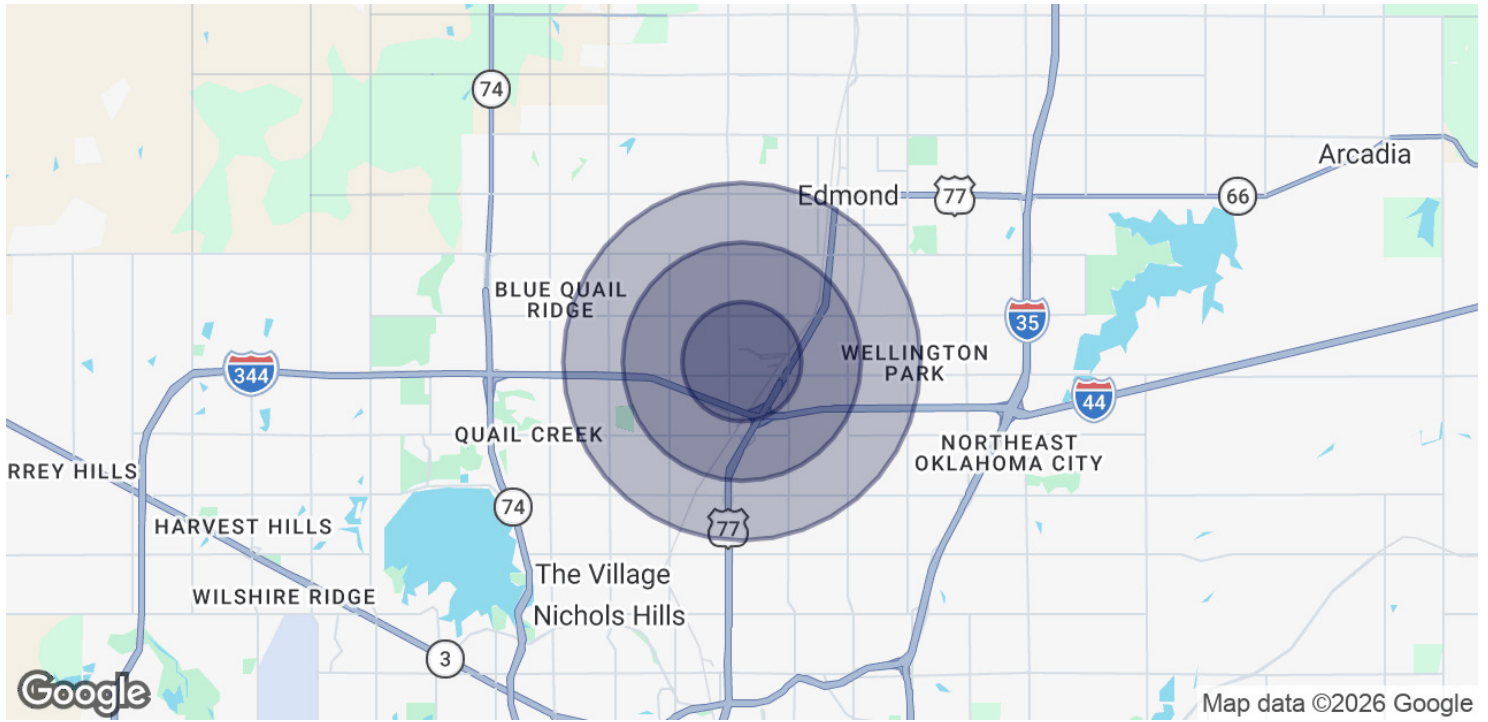
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## AREA DEMOGRAPHICS



### POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	3,925	24,584	69,465
Average Age	35.1	34.6	35.5

### HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	1,427	10,317	30,267
Average HH Income	\$116,404	\$106,590	\$92,881
Average House Value	\$268,205	\$289,682	\$246,260

2023 American Community Survey (ACS)

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