



I-35 COMMERCE CENTER | FOR LEASE

NE 35TH ST. & POLE RD., MOORE, OK

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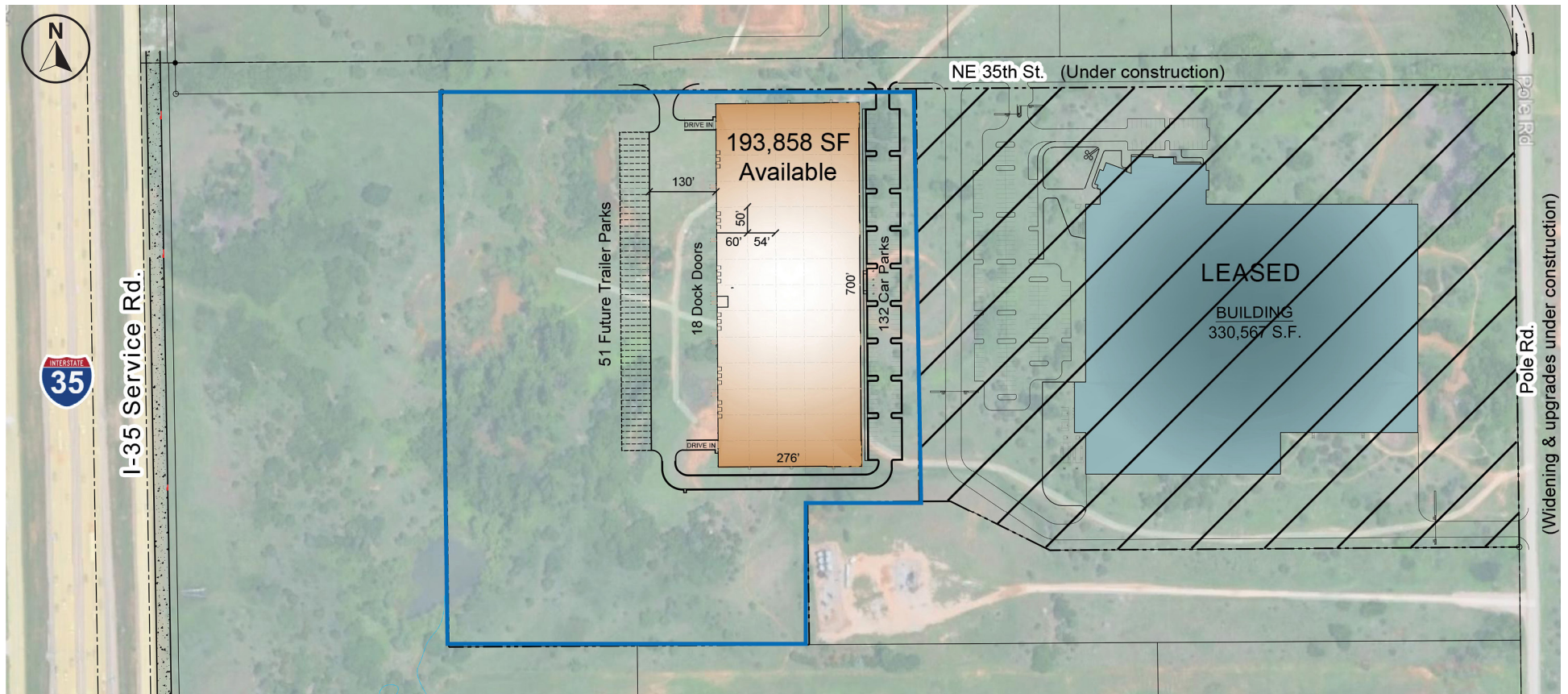
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SCANNELL
PROPERTIES

NEWMARK
ROBINSON PARK

LINCOLN BROWN



DETAILS

Building Size	193,858 SF
Lease Rate	Contact Broker
TIA	Contact Broker
Available SF	41,400 SF± - 193,858 SF
Zoning	I-1
Lot Size	21 Acres±
Submarket	Southeast
Cross Streets	NE 35th & I-35 Service Rd.

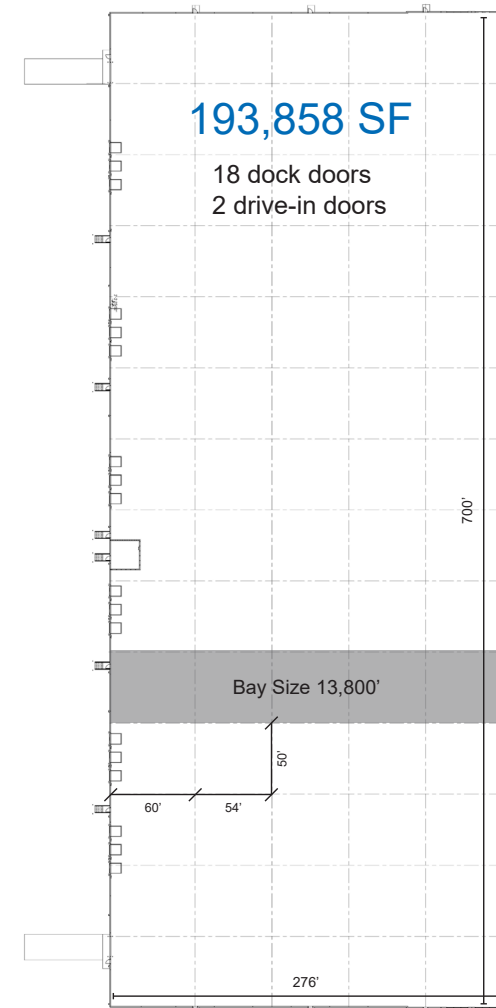
HIGHLIGHTS

(18) 9' x 10' dock high doors	Dock bumpers, seals & Z-guards
(2) 14' x 16' motorized drive-in doors	(18) 35k lb. mechanical pit levelers
50' x 54' column spacing with 60' speed bay	ESFR sprinkler
32' clear height	7" unreinforced floor
130' truck court (51 future trailer parks)	132 car parks
LED lighting at 30 fc with motion sensors	2000amp, 3-phase power (can be upgraded)
Divisible to 41,400 SF±	Available Q2 2027



PROPERTY OVERVIEW

I-35 Commerce Center is a new development in one of Oklahoma City metro's most active industrial submarkets. The project is ideally positioned along Interstate 35—one of the region's primary north-south trade corridors—in an area surrounded by a growing concentration of distribution and logistics operators, manufacturing users, and regional and last-mile service providers. The nearby BNSF intermodal facility, BNSF Logistics Centers, and Flynn Yard, located immediately east of the property, create a high-efficiency, multi-modal logistics environment that reduces costs, accelerates delivery, and drives tenant demand.



OKLAHOMA MARKET HIGHLIGHTS

4%

Corporate Income
Tax Rate

2nd lowest rate in the country

#4

Best States to
Start a Business

WalletHub, 2026

#1

Workforce
Development Ranking

*in the South Central
Region*



Incentive Programs

*State supported
partnerships to lower
upfront capital pressure*

Source: Oklahoma Department of Commerce

LOCATION OVERVIEW

I-35 Commerce Center is located along the Interstate-35 Megalopolis, the nation's leading corridor for population and job growth.

- Direct access to major U.S. and international markets through the I-35 trade corridor connecting the Midwest, Texas, and Mexico
- Central location provides efficient connectivity to major metropolitan areas across the South Central United States
- Serves as a critical gateway for domestic and international commerce
- Strategic access to one of North America's most important freight and logistics corridor
- I-35 serves as Oklahoma's primary north-south transportation backbone
- Direct connections to I-40, I-44, I-235, and I-240 provide seamless regional and national access
- More than \$3 billion in combined Oklahoma and Texas transportation investments are enhancing the I-35 corridor

#1

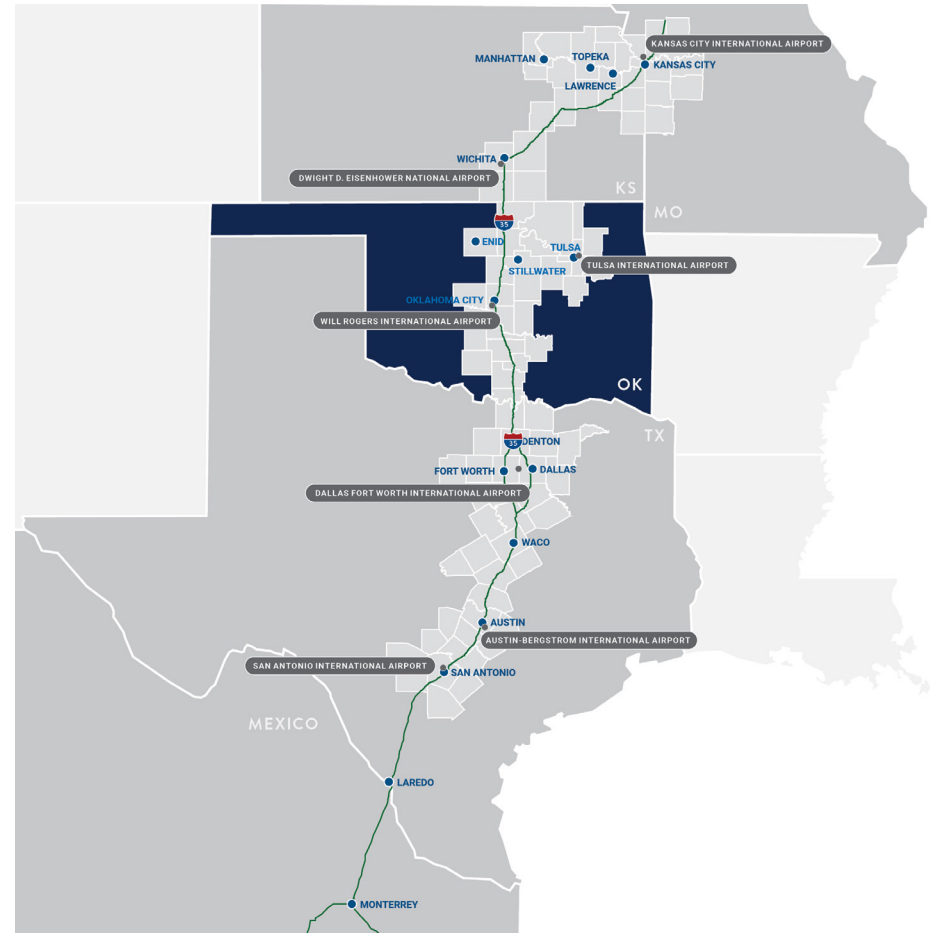
Population
Growth Rank

#1

Job Growth
Rank

10M+

Jobs along the
Corridor



MAJOR EMPLOYERS IN THE OKLAHOMA MEGALOPOLIS



Fortune 500



Fortune 500



Fortune 500



Fortune 500



Regional OK HQ



OK HQ



Fortune 500



Fortune 500



OK HQ



OK HQ



Fortune 500/OK HQ



Fortune 500/OK HQ



OK HQ



Fortune 500



Regional OK HQ



OK HQ

