

FLEET VEHICLE/OUTDOOR STORAGE

For Lease

33rd & Kelly, Edmond, OK

TRIC



EXCLUSIVELY LISTED BY

Jonathan Thompson

Partner

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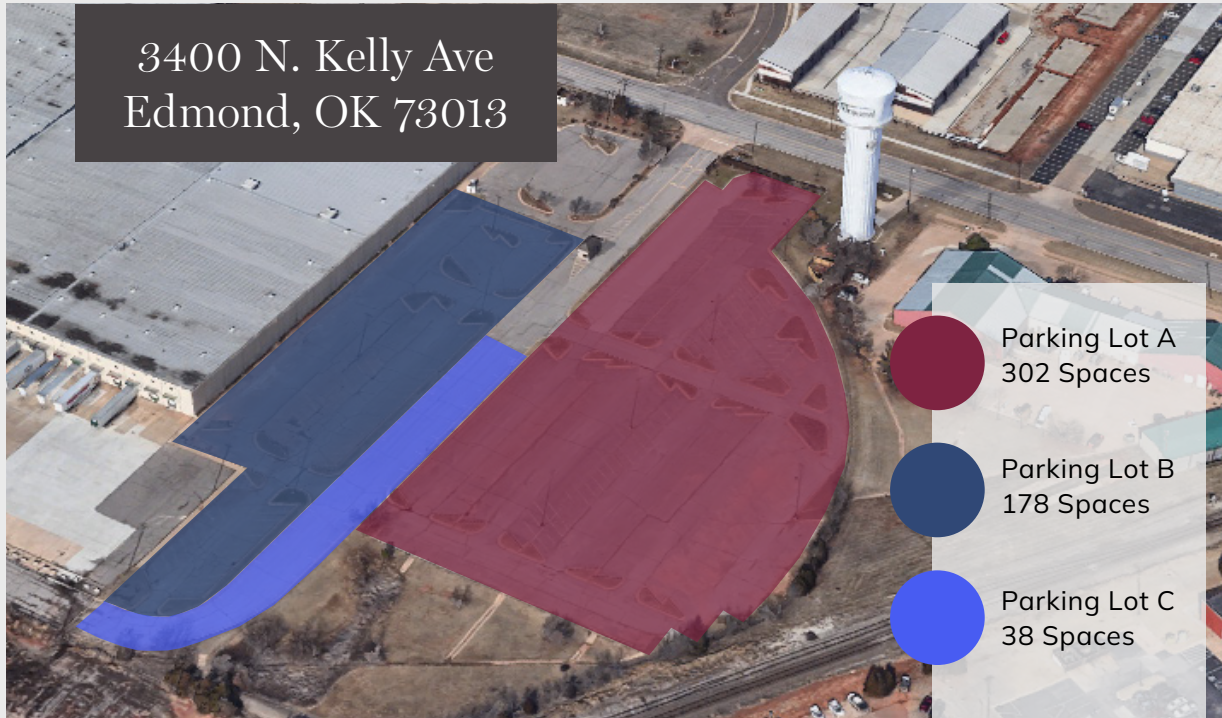


3856 S. Boulevard, Suite 240
Edmond, OK 73013

www.TrioCRE.com



PROPERTY HIGHLIGHTS



Land Area

+/-5.35 Acres

Total Spaces

518 (10' x 20')

Rental Rate

Contact Broker
for Details

Strategic Location

Located near I-35, US-77, and the Kilpatrick Turnpike, the area offers easy access to major transportation routes, which is crucial for fleet management and reducing travel time.

Commercial / Industrial Hub

Edmond's commercial and industrial areas are close by, making the location convenient for servicing local businesses and clients.

Gated, Secured Entry

Edmond's historically low crime rate provides additional peace of mind for your fleet parking needs.

Nearby Amenities

Various services such as vehicle maintenance shops, fuel stations, and food options are nearby, supporting the logistical needs of a fleet operation.

Municipal Support

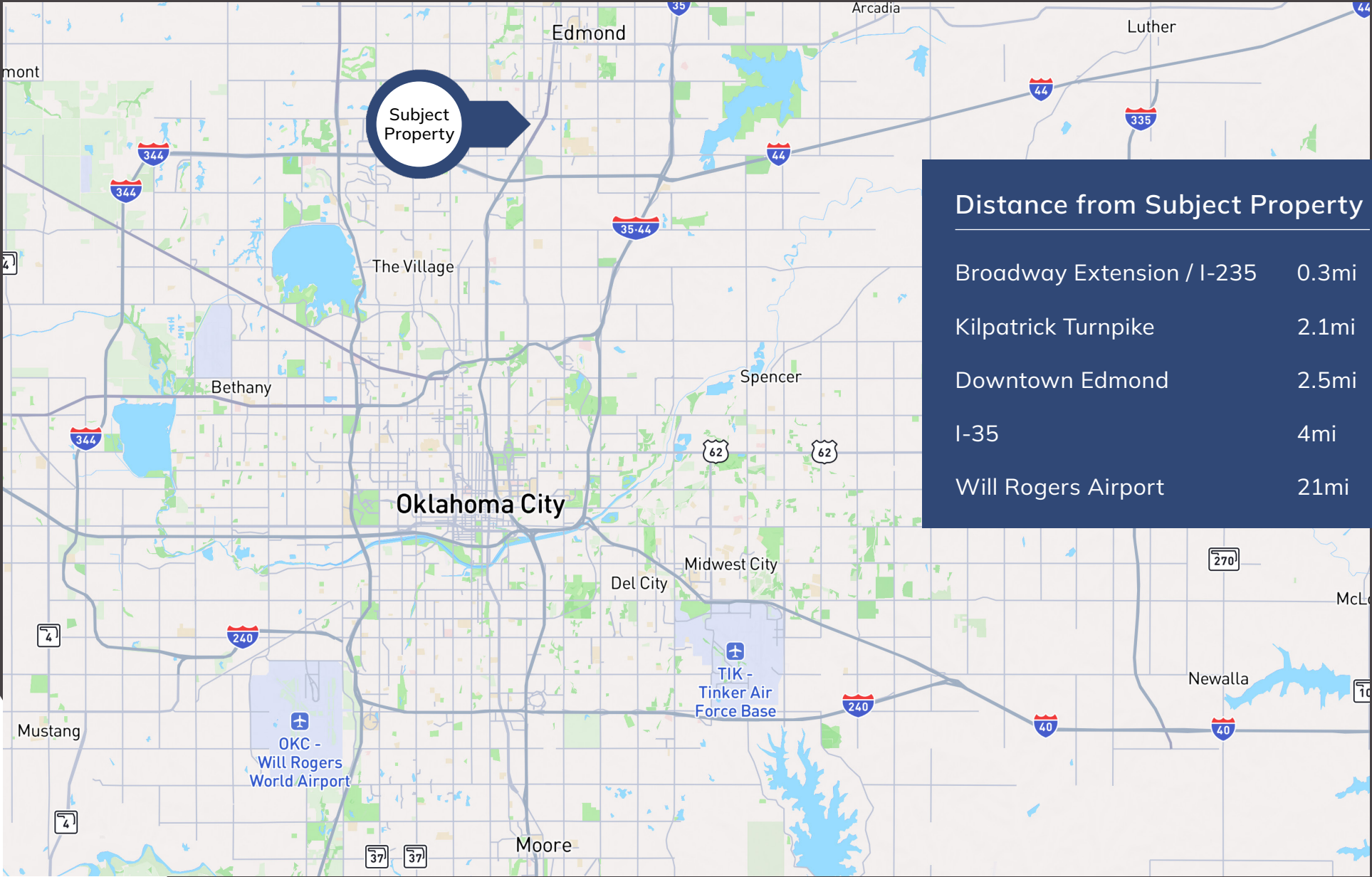
The city of Edmond is business-friendly, providing supportive municipal services that can help with compliance and operational efficiency.

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AERIAL MAP



DISTANCE MAP



LOCATION OVERVIEW

Edmond is located in Oklahoma County, Oklahoma, and is a part of the Oklahoma City (OKC) metro area in the central part of the state. The population of Edmond was 95,341 in 2021, making it the fifth-largest city in Oklahoma, while the larger OKC metro area has an estimated population of more than 1.4 million.

With low business costs, a strong workforce, and affordable property, Edmond offers numerous resources to help businesses stay competitive. More than 55% of residents have at least a bachelor's degree, giving Edmond one of the most educated workforces in the state. Within a commute time of 20 minutes, employers have access to more than 680,000 workers and another 100,000 students attending area colleges and universities. Some of the largest employers in Edmond include the University of Central Oklahoma, Integris Health, Mercy Edmond, OU Medical Center, and Crest Foods.

See which two Oklahoma cities *Southern Living* called 'Best Cities On The Rise' >>



Residents of Edmond enjoy a cost of living well below the national average in a city rich with culture, entertainment and art. The city also has a thriving healthcare industry that includes major providers like Integris Health, Mercy, OU Health, SSM Health and Summit Medical Center.

Home to two major universities and a nationally recognized technology center, Edmond is a city rich in education and training. The University of Central Oklahoma has an enrollment of approximately 12,200 and offers 119 undergraduate areas of study and 80 graduate majors, while Oklahoma Christian University enrolls around 2,500 students each year, focusing on 65 undergraduate programs. In addition, Francis Tuttle Technology Center partners with Edmond Public Schools and area businesses to serve the community with workforce development programs and services. Francis Tuttle's Edmond location, the Danforth Campus, opened in August 2021, and houses career training programs, multiple college-prep academies, AXIS (business incubator), design thinking studios, and a product realization lab.

Edmond is also home to the state's third-largest school district. From a 1970 population of 4,000 students, they have grown to serve over 25,000. The district is also the state's most honored public school district, with 11 nationally recognized Blue Ribbon Schools and all three high schools listed among America's Best High Schools by Newsweek.

AERIAL PHOTO

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