

FOR SALE

2700 RAILROAD DR · BLDGS 4 & 5
EDMOND, OK



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INTERIOR · OPEN-SPAN WAREHOUSE



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Property Type: Industrial / Manufacturing

Size: 19,350 SF Total

(Bldg 4: 9,375 SF + Bldg 5: 9,375 SF + 600 SF breezeway)

Sale Price: \$2,475,000 (\$127.91/SF)

Parking: 20+ Parking Spaces

Year Built: 2006

Clear Height: 16' | Building Height 18'

Overhead Doors: 2 x 18'W x 14'H (Fully Fenced Yard)

Breezeway: Enclosed & Fully Sprinklered

Submarket: Edmond Industrial

CONTACT

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Partner

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OK Lic #170776

TRIO | CRE



OFFERED AT
\$2,475,000
SALE PRICE
\$127.91 / SF

A Rare Turn-Key Industrial Campus with Secured Paved Yard in the Heart of Edmond



Heart of Edmond's Industrial Core

Planted along the S Broadway corridor with fast access to I-35 and US-77 — the entire OKC metro is minutes from your loading dock.



Two Buildings. One Campus.

Two identical 9,375 SF metal buildings tied together by a 600 SF enclosed, fully sprinklered breezeway — 19,350 SF that flexes cleanly between single- and dual-tenant use.



Built to Handle Real Work

Built in 2006 with 18' walls, 16' clear height, and two oversized 18'W x 14'H overhead garage doors that swallow trucks, trailers, and equipment whole.



Expansive Paved Yard — A Rare Find

Secure, fully-fenced concrete yard behind the buildings ideal for trailer parking, laydown, equipment staging, and outdoor storage — a genuine value-add in a submarket where paved yard space rarely trades.



Affluent & Growing Trade Area

71,000+ residents within 3 miles pulling an average household income above \$107K — one of the most affluent and educated industrial trade areas in metro OKC.



High-Visibility Broadway Corridor

S Broadway moves 36K–41K vehicles per day within a quarter-mile of the site — unmatched drive-by exposure along Edmond's busiest commercial artery.

DEMOGRAPHICS

From Property	1 mile	3 miles	10 miles
2025 Population	7,539	71,152	398,891
2030 Population (Projected)	7,590	71,954	409,102
Annual Growth (2025-2030)	0.1%	0.2%	0.5%
Median Age	34.5	34.9	37.5
2025 Households	3,271	29,163	165,247
Average HH Income	\$95,646	\$107,241	\$110,326
Median HH Income	\$70,511	\$81,562	\$82,102
Bachelor's Degree+	36%	45%	44%
Median Home Value	\$243,414	\$276,825	\$315,053

DAYTIME EMPLOYMENT

From Property	1 mile	3 miles
Total Employees	10,907	45,863
Total Businesses	830	4,520
Manufacturing	1,420	5,780
Trade & Transportation	2,110	9,340
Professional Services	980	6,210
Education & Healthcare	1,640	10,260
Construction	610	2,340

TRAFFIC COUNTS

Intersection	VPD
S Broadway St / E 21st St	41,143
S Broadway St / W 33rd St	40,635
S Broadway St / Burton PI	39,756
S Broadway St / E 23rd St	38,564
S Broadway St / Broadway Ct	36,993
W 33rd St / S Broadway St	18,852
Burton PI	1,023

EDMOND INDUSTRIAL

The Edmond industrial submarket is one of the most sought-after corridors in the OKC metro, with steady rent growth and a deep bench of owner-users. Positioned along S Broadway and minutes from I-35, the corridor serves a deep mix of light manufacturing, distribution, construction trades, and service users. With a 3-mile population above 71,000 and average household incomes exceeding \$107,000, Edmond delivers the rare combination of industrial utility with a highly-educated, affluent, and growing consumer base.

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OFFERED AT

\$2,475,000

Buildings 4 & 5 (Connected)

Industrial / Manufacturing

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www.TrioCRE.com

*The information herein is from sources
deemed reliable; no guarantee is made
as to its accuracy.*

