



100% OCCUPIED INDUSTRIAL BUILDING | FOR SALE  
317 NE 31ST ST., OKLAHOMA CITY, OK 73105

OFFERING MEMORANDUM

NEWMARK  
ROBINSON PARK



# OFFERED EXCLUSIVELY BY

## BRETT PRICE, CCIM, SIOR

bprice@newmarkrp.com  
C: 405.613.8380

## KARLEY HARPER, CCIM

kharper@newmarkrp.com  
C: 405.371.3498

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# EXECUTIVE SUMMARY

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## THE OFFERING

**Newmark Robinson Park** is pleased to present the opportunity to purchase this 100% NNN leased, multi-tenant property located at 317 NE 31st St., Oklahoma City, OK in the Santa Fe Industrial submarket.

The [Santa Fe Industrial District](#), developed post World War II by the Oklahoma Land & Improvement Co., spans over 600 acres just north of the Oklahoma State Capitol complex. It has grown into a key industrial submarket with over 250 buildings, 5.6 million square feet of space, and an average vacancy of 4.4%. Tenants benefit from its proximity to downtown OKC, key highways, and the BNSF railway. Notable companies like Macklanburg Duncan and Kimray Inc. have been headquartered in the district since the early 1950s. The district is three miles from the key junction on Interstates 40, 35, and 235. It lies within the I-35 Megalopolis, the fastest-growing megaregion in the country. Proximity to I-35 allows access from Canada to Mexico and to I-40, spanning North Carolina to California.

The [Oklahoma City Industrial Market](#) features approximately 151 million square feet of industrial space, including warehouses, manufacturing facilities, and distribution centers. Strategically positioned along the I-35 Megalopolis, Oklahoma City is a prime location at the convergence of Interstates 35, 40, and 44. This unique geographical advantage allows businesses to access and serve a significant portion of the United States within a one to two-day drive time.

The industrial market has been a bright spot for Oklahoma City and continues to attract a wide range of regional and national tenants. Oklahoma City has seen a rise in demand for warehousing and logistical services for e-commerce tenants, which have been a large contributor to the 12 million square feet of industrial space completed since 2010. Oklahoma City ended 2025 with positive absorption and a vacancy rate of 5.4%, which is 1.4% below the national average.

## ASSET OVERVIEW

<b>Building Size</b>	74,049 SF
<b>Sale Price</b>	\$5,100,000
<b>Price/SF</b>	\$68.87/SF
<b>NOI</b>	\$383,469.80*
<b>Cap Rate</b>	7.5%
<b>Market</b>	Oklahoma City
<b>Submarket</b>	Santa Fe Industrial
<b>Cross Streets</b>	NE 31st & Lincoln Blvd.

\*2026 NOI

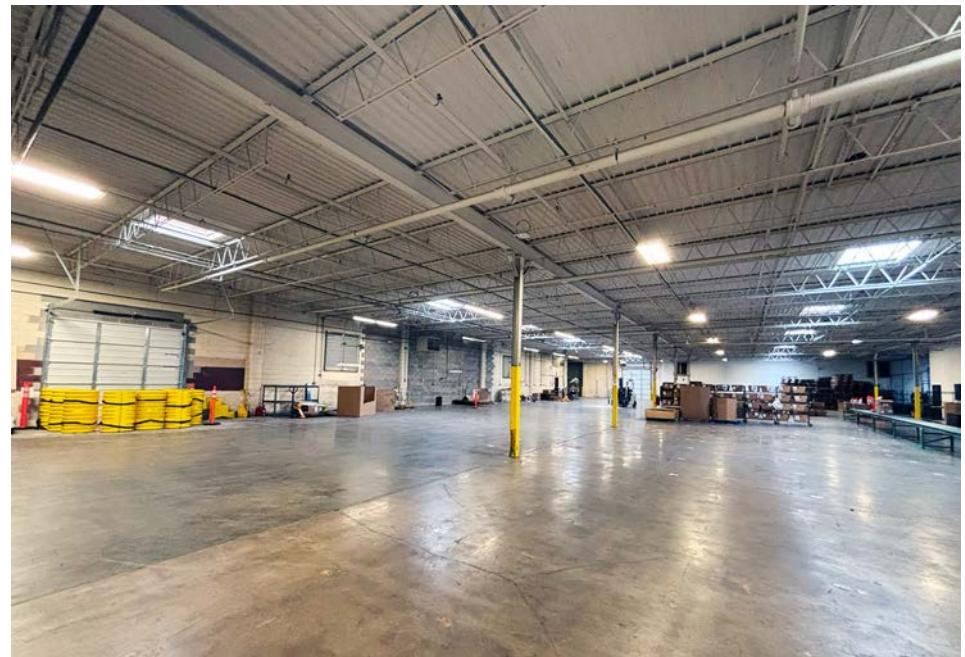




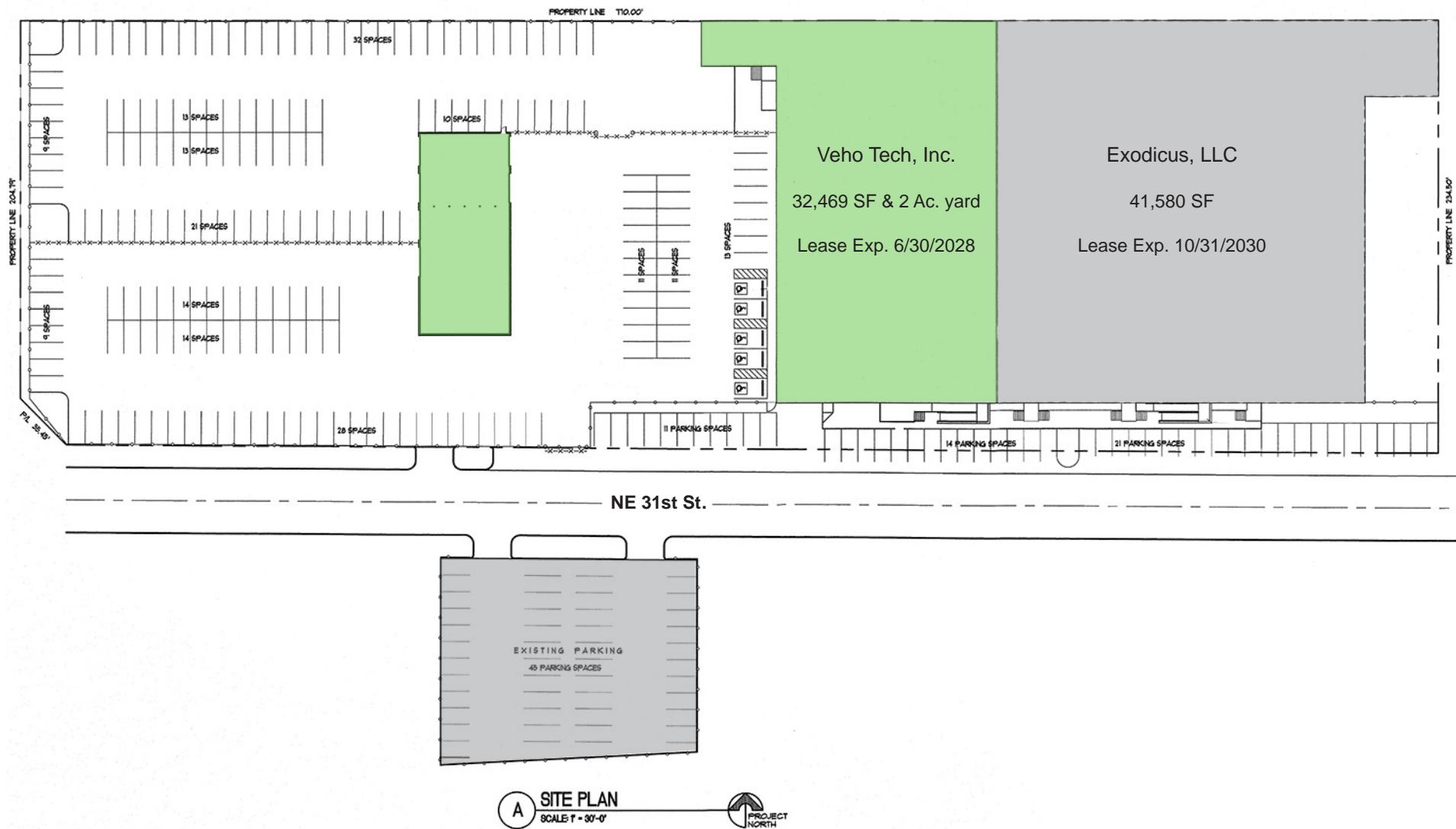
# PROPERTY OVERVIEW

# PROPERTY DETAILS

<b>Building Size</b>	74,049 SF
<b>Lot Size</b>	4.7 Acres (2 acres fenced & paved)
<b>Dock Doors</b>	2 interior docks 3 exterior docks
<b>Grade Level Doors</b>	13 (including wash bay)
<b>Car Parks</b>	247 (205 fenced)
<b>Wash Bay</b>	6,600 SF
<b>Roof</b>	New TPO roof installed in 2025



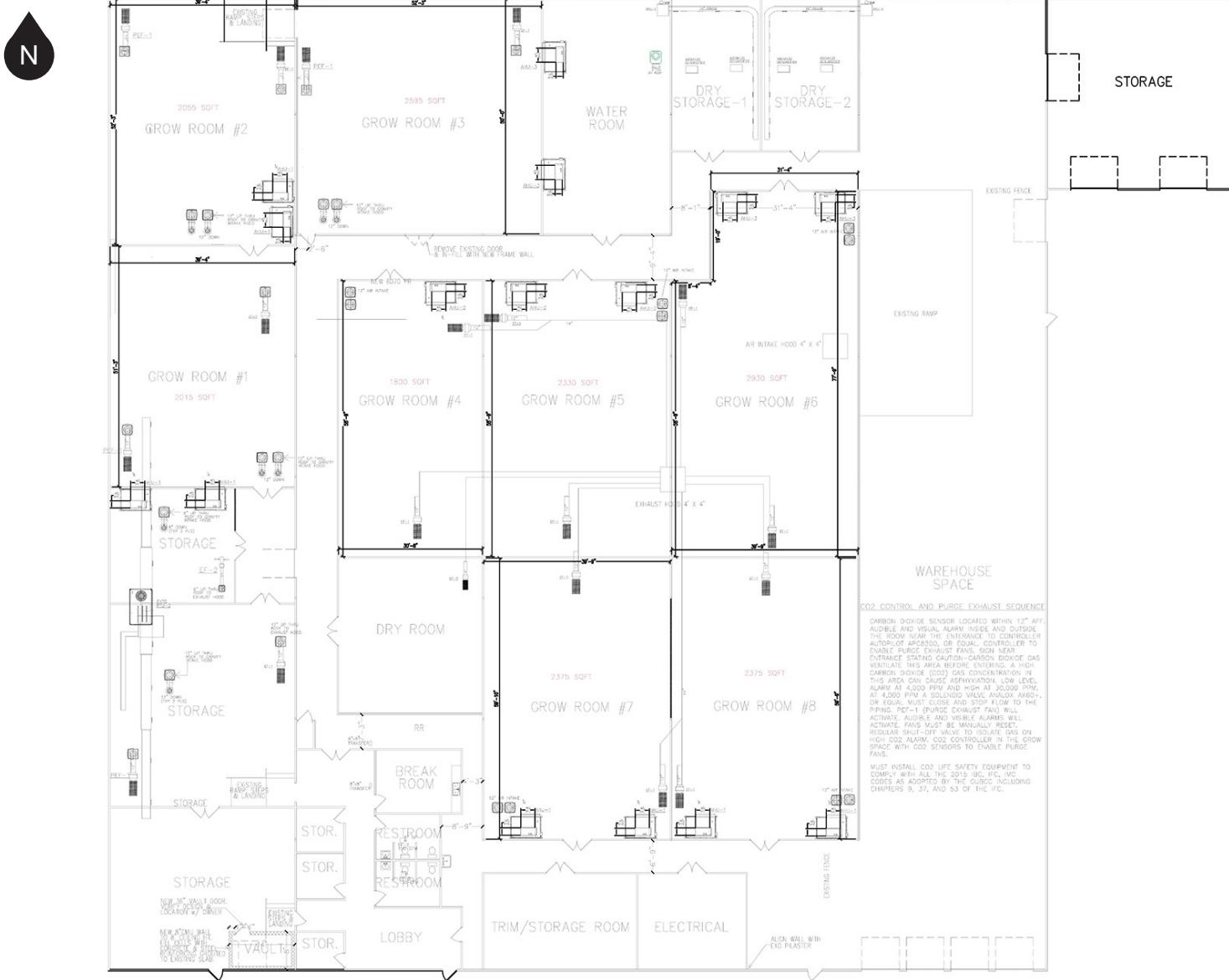
# SITE PLAN



# FLOOR PLAN - VEHO TECH



## FLOOR PLAN - EXODICUS



# PROPERTY LOCATION



# RENT ROLL

Tenant	Square Feet	Lease Term		Rental Rate			Recovery Type
		Begin	End	Date	PSF	Annually	
Exodicus, LLC	41,580	11/1/2020	10/31/2030	11/1/2020	\$3.75	\$155,925.00	NNN
				11/1/2021	\$3.86	\$160,590.72	
				11/1/2022	\$3.98	\$165,420.84	
				11/1/2023	\$4.10	\$170,383.44	
				11/1/2024	\$4.22	\$175,494.96	
				11/1/2025	\$4.35	\$181,663.64	
				11/1/2026	\$4.48	\$186,182.64	
				11/1/2027	\$4.61	\$191,768.04	
				11/1/2028	\$4.75	\$197,521.08	
				11/1/2029	\$4.89	\$203,446.80	
Veho Tech, Inc.	32,469	6/1/2025	6/30/2028	7/1/2025	\$6.22	\$201,806.16	NNN



## OKC MARKET OVERVIEW



# OKLAHOMA CITY MARKET REPORT

## THE YEAR OF OPTIMISM

Optimism is growing for Oklahoma City's commercial real estate market in 2025. The past few years brought challenges. COVID-19, high interest rates, and election-year uncertainty created hurdles. Now, key trends point to recovery.

The office sector saw positive absorption in 2024, with a strong start and end to the year, though activity remained uneven. Interest among buyers and sellers grew after the Federal Reserve cut rates in September. State and federal mandates and those from the private sector requiring employees to return to the office full-time are driving demand.

The industrial sector stayed active in leasing. Sales slowed due to high interest rates, which eased in the fourth quarter. A U.S. manufacturing resurgence and investment in onshoring should boost demand this year. Slower construction in 2024 will help absorb Class A vacancies.

The retail sector expanded with projects like The Oak, which added a boutique hotel, luxury apartments, and new dining and retail options, including new-to-market brands. However, uncertainty remains about the impact of national chain restaurants and big-box store closures on the local market.

The multifamily sector saw total sales of \$121 million in 2024, down from 2023. The fourth quarter brought a strong surge, with \$37 million in deals. Buyers and sellers are adjusting to higher interest rates as they navigate changing conditions, although rental and occupancy numbers remain strong across all property classes.

Overall, 2025 looks promising as rate cuts, government mandates, and new developments drive momentum.

## 20<sup>TH</sup> LARGEST

CITY IN THE UNITED STATES AND 42<sup>ND</sup> LARGEST MSA

#1

FASTEST GROWING MEGALOPOLIS IN THE COUNTRY (I-35)

\$664M+

NEW CAPITAL INVESTMENTS ACROSS THE METRO

2

S&P 500 COMPANIES  
DEVON ENERGY | PAYCOM

82.3%

COST OF LIVING 17.7% BELOW THE UNITED STATES STANDARD

5,800+

JOBS CREATED IN 2024 RESULTING IN \$350M IN NEW PAYROLL

3

FORTUNE 500 COMPANIES  
DEVON ENERGY | CONTINENTAL RESOURCES | EXPAND ENERGY

## TRAVEL & TOURISM

**\$4.5B**

TOTAL ECONOMIC  
IMPACT FROM OKC  
TOURISM

**66.4%**

APPROVAL RATE OF  
THE PROPOSED HOTEL  
TAX

**4.6%**

INCREASE OF  
AIRPORT TRAFFIC  
SINCE 2023

### ECONOMIC IMPACT

Visit OKC reported for FY24 the city collected \$606M in direct tax receipts from visitors, welcomed 24.1M visitors, and employed nearly 35,000 in the hospitality sector. The total economic impact from tourism was \$4.5B.

### HOTEL TAX: PASSED

In August, OKC voters approved a 3.75% hotel tax increase by 66%. It brought the city's hotel tax total to 17.875% to promote tourism and provide improvements to facilities. The room tax increase brought OKC in line with peer cities.

### OKC WILL ROGERS INTL AIRPORT

The OKC Airport Trust released bid documents in February for construction of a Federal Inspection Station. It is the first step toward offering international flights. In 2024, the airport set a passenger traffic record with more than 4.6 million passing through the airport, a 4.6% increase from 2023.

## SPORTS & ENTERTAINMENT

**\$20M**

ESTIMATED  
ECONOMIC  
IMPACT

**\$600M**

ESTIMATED  
ECONOMIC IMPACT  
SINCE 2008

**\$531M**

ESTIMATED ECONOMIC  
IMPACT SINCE 2021

### 2028 OLYMPICS

OKC is set to host the canoe slalom and women's softball events as part of the 2028 Los Angeles Olympics and Paralympics. Existing facilities in OKC made it a desirable city for both competitions.

### OKC THUNDER

The OKC Thunder has made 11 Playoff appearances, the Western Conference Finals four times, and the NBA Finals once. The team supports about 3,000 jobs.

### FILM INDUSTRY

Two movies made in Oklahoma and released in 2024 were "Twisters," which grossed \$371M at the box office and "Reagan," which grossed \$30.1M.

## MAPS REMAINS A MAJOR OKLAHOMA CITY DRIVER



INNOVATION HALL



DIVERSION HUB



CLARA LUPER CIVIL RIGHTS  
CENTER

**\$350M**

1993 MAPS

**\$10M**

1998 MAPS EXTENSION

**\$700M**

2001 MAPS FOR KIDS

**\$777M**

2009 MAPS 3

**\$978M**

2019 MAPS 4

TODAY, VARIOUS  
MAPS PROGRAMS  
HAVE FUNDED \$3.2  
BILLION WORTH OF  
IMPROVEMENTS TO  
OKLAHOMA CITY,  
WITH AN ESTIMATED  
**\$7B+ ECONOMIC  
IMPACT.**

## VIBRANCY OF OKLAHOMA CITY



### ENTERTAINMENT DISTRICT | \$1B

The former Producers Co-op site south of Bricktown will be home to the MAPS 4 multipurpose stadium to house the Energy FC and other events. A mixed-use development around the stadium will create a new downtown district led by Echo and Robinson Park who have partnered with NBA star Russell Westbrook.

### DOWNTOWN ARENA | \$1B

OKC residents voted in favor of a one-penny sales tax extension to fund \$900M toward a new downtown arena for the NBA's OKC Thunder. It will be at least 750,000 SF and be built on the site of the former Cox Convention Center/Prairie Surf Studio.

### THE OAK | \$200M+

The mixed-use development in NW OKC includes new-to-market brands like RH (Restoration Hardware), Arhaus, Capital Grille, and others, along with a 132-room boutique hotel and 320 apartments. The project won the Urban Land Institute Oklahoma's Distinguished Merit Award.

### HARLOW | \$70M

Developed by Gardner Tanenbaum Holdings, The Harlow apartments will bring 265 units to the core of downtown in two former office buildings. One of the buildings will be home to the first Starbuck's in the Central Business District.



### OKC 577 | \$1B

A 577 acre± Master Planned park currently under construction in the heart of Oklahoma City featuring industrial, office and retail space. Contiguous sites available up to 235 acres and buildings ranging from 20,000 SF - 2M SF.

### ROCK CREEK ENTERTAINMENT DISTRICT | \$1.2B

The Norman City Council approved the development known as the Rock Creek Entertainment District. It will replace the Lloyd Noble Center with a new arena for the University of Oklahoma's basketball and gymnastics teams. The arena will also host concerts, shows, and other performances.

### THE HALF | \$200M

The development in NW OKC continues to add tenants and amenities. It is home to the headquarters of Dolese Bros., Chicken N Pickle, Flix Brewhouse, 325-unit BroadVue apartments. A 140-room Skyline Hotel, Andretti Indoor Karting & Games, OnCue, Pop Stroke, and Belle Isle Enterprise High School will be included as well.

### THE ROBINSON | \$60M

Developer Gardner Tanenbaum Holdings bought the Robinson Renaissance office building at auction for \$10M with plans to convert it to apartments, while keeping a law firm tenant and retail on the lower level and first two floors.



### CONVERGENCE | \$146M

Mixed-use development, positioned as the heart of Oklahoma City's Innovation District, secured on a 5.5 acre site near NE 8th Street and I-235. The development includes an Innovation & Research Tower, a two-level, below-grade parking garage, Stiles Park and Oklahoma City's MAPS 4 Innovation Hall.

### OKANA | \$400M

The Horizon District just east of I-35 and south of I-40 along the Oklahoma River is home to the First Americans Museum and the OKANA water park and 404-room resort. 13 restaurant and retail stores and its first-class spa and wellness facility leave nothing to be desired. The 10-year projected economic impact is more than \$1B.

### ALLEY NORTH | \$115M

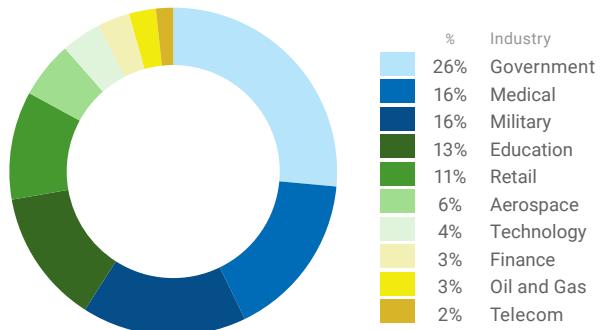
Developed by Rose Rock Development Partners, the project at NW 13th Street and Broadway Avenue will house architectural, engineering and planning firm Guernsey's new headquarters for its 150 employees with plans for 214-unit multifamily project and retail.

### BOOMBOX BEACH CLUB | \$45M

Indoor and outdoor volleyball facility in the Adventure District. Includes 10 hard-surface courts, five outdoor sand courts, and eight indoor sand courts. Also includes 16 indoor and four outdoor pickleball courts. Additional phases will bring retail, restaurants, and a hotel.



STATE CAPITAL

624  
SQ MI  
OKC AREA  
SIZE2.8%  
UNEMPLOYMENT  
RATE  
Dec 20241.49M  
METRO  
POPULATION  
2024AAA  
BOND RATING  
2024 Moody's, S&POKC EMPLOYERS OF 1,000+ EMPLOYEES  
BY INDUSTRY

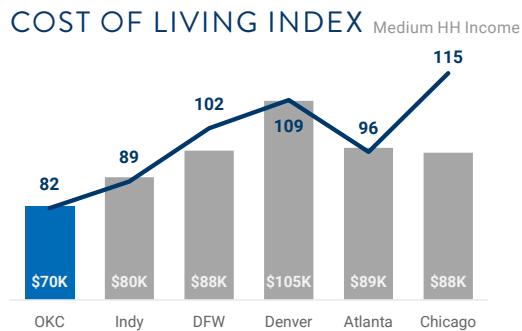
The OKC metro has a diverse group of employers including many government, educational, and medical jobs, in addition to homegrown companies like Hobby Lobby, Love's, and Paycom.

## TOP EMPLOYERS LIST

Employer	No. of Employees	Industry
State of Oklahoma	37,600	Government
Tinker Air Force Base	26,000	Military
University of Oklahoma–Norman	11,530	Education
INTEGRIS Health*	11,000	Medical
Amazon	8,000	Retail
Hobby Lobby Stores Inc.*	6,500	Retail
Mercy Hospital*	6,500	Medical
SSM Health Care of Oklahoma Inc.*	5,600	Medical
FAA Monroney Aeronautical Center	5,150	Aerospace
OU Health Sciences Center–OKC	5,000	Education
City of Oklahoma City	4,500	Government
Paycom*	4,200	Technology
The Boeing Co.	3,740	Aerospace
MidFirst Bank*	3,100	Finance
Norman Regional Hospital*	2,740	Medical
AT&T	2,700	Telecom
Love's Travel Stops & Country Stores*	2,500	Retail
Dell	2,100	Technology
Oklahoma City Community College	2,100	Education

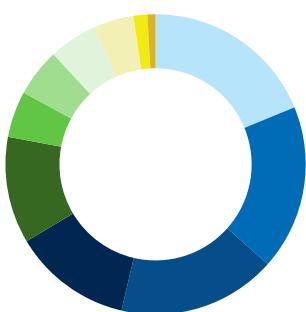
\*denotes headquartered in Oklahoma

## COST OF LIVING INDEX



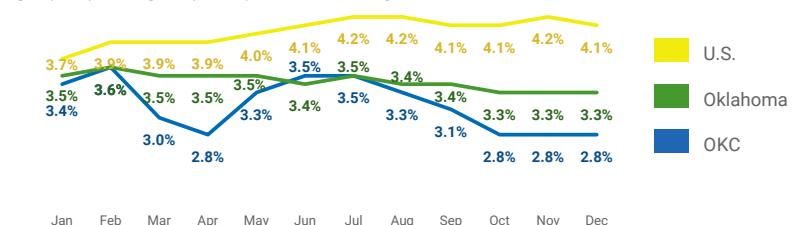
OKC's cost of living is 17.7% below the U.S. standard. The median household income is \$70,264. For the same standard of living in Denver one would have to make \$90,044 and \$93,851 in Chicago.

## INDUSTRY DIVERSITY



Local, state, and federal government jobs make up the largest share of employment, highlighting the importance of public sector work. While the energy sector is the largest industry in the state, oil and gas jobs account for only about 1% of employment. However, these jobs contribute significantly to the economy, making up 16.2% of total statewide household income.

## UNEMPLOYMENT RATE 2024



For December 2024, OKC maintained November's unemployment rate of 2.8%, **the second lowest unemployment rate in the country for MSA's of 1 million or more**. It was the 41st straight month the metro's unemployment was under 4%. That compares to 3.3% for Oklahoma in December and 4.1% nationally.

## Nonfarm Payroll

Industry	%	YOY % Change
Government	19%	3%
Trade Transp and Utilities	18%	0%
Education and Health Services	17%	9%
Prof and Business Services	13%	-3%
Leisure and Hospitality	11%	4%
Construction	5%	5%
Financial Activities	5%	-1%
Manufacturing	5%	1%
Other Services	4%	3%
Mining and Logging	1%	-1%
Information	1%	-1%

## HIGHER EDUCATION ENROLLMENT

Higher Education	Fall '24	Type
OU, OU Health Sciences Center, Law	34,556	Research
OSU, OSU-OKC, Veterinary	31,205	Research
University of Central Oklahoma	12,554	Regional
Oklahoma City Community College	11,476	Community
Rose State College	7,000	Community
Oklahoma City University	1,982	Private
Oklahoma Christian University	2,537	Private

Report Sources: C2ER, City of Oklahoma City, CoStar, Federal Reserve, Fortune, Gardner Tanenbaum, Greater OKC Chamber, LA 2028, Moody's, OKC Thunder, Oklahoma Film and Music Office, Oklahoma Regents for Higher Education, Robinson Park, S&P, The Oklahoman, U.S. BLS, U.S. Census Bureau, Visit OKC, OKC Will Rogers International Airport

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