



FOR LEASE

Hwy 152 & Sara Road Industrial Complex

PROPERTY OVERVIEW

- Fenced and graveled yard included with some suites
- Located just off Sara Road, 1/2 mile south of Hwy 152
- 200-400 amp, 3 Phase power
- 14' x 14' Overhead doors
- Fully insulated warehouse
- Floor plans designed to maximize warehouse space
- No cannabis-related business on property

OFFERING SUMMARY

Lease Rate:	\$11.00 SF/yr
NNN Rate:	\$2.79/SF
Available SF:	1,500 - 7,500 SF
Lot Size:	7.432 Acres
Year Built:	2021
Market:	Mustang
Zoning:	I-1 (Light Industrial)

Ryan Gilliland
 405.249.7407 ryan@fleskeholding.com



- Building 1047 – Suite 103
- 500 SF Office + 5,500 SF Warehouse = 6,000 SF Total
- Fenced & graveled yard with overhead door access
- Three 14' x 14' overhead doors
- 400 amp / 3-phase power



Building 1047 – Suite 103

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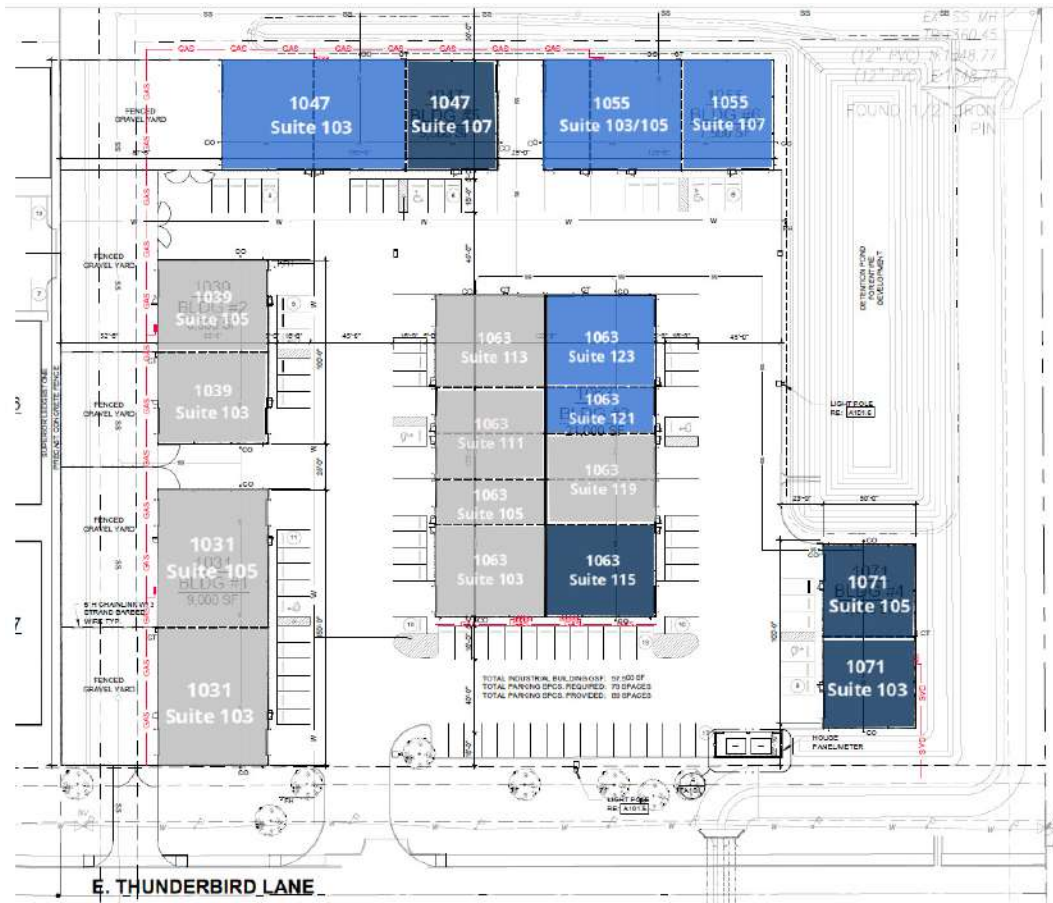
- Building 1063 – Suite 123
- 3,000 SF Warehouse with bathroom – No office
- Two 14' x 14' overhead doors
- 200 amp / 3-phase power



Building 1063 – Suite 123

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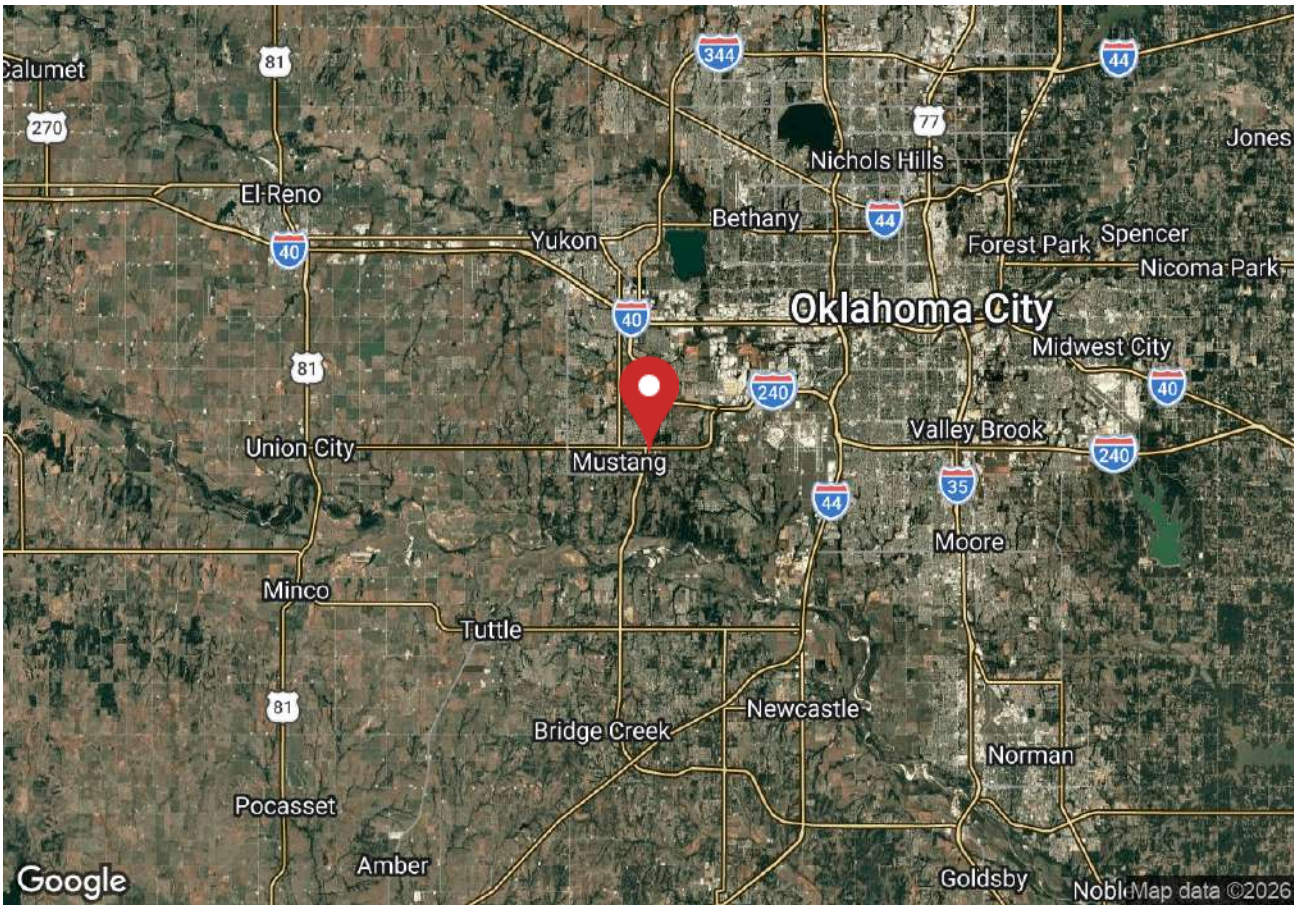


AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
1047 - 103	Available	6,000 SF	NNN	\$11.00 SF/yr	Yard available
1047 - 107	Available Soon	3,000 SF	NNN	\$11.00 SF/yr	Available 6/1/2026
1055 - 103/105	Available	4,500 SF	NNN	\$11.00 SF/yr	-
1055 - 107	Available	3,000 SF	NNN	\$11.00 SF/yr	-
1063 - 115	Available Soon	3,000 SF	NNN	\$11.00 SF/yr	Available 6/1/2026
1063 - 121	Available	1,500 SF	NNN	\$11.00 SF/yr	-
1063 - 123	Available	3,000 SF	NNN	\$11.00 SF/yr	-
1071 - 103	Available Soon	2,500 SF	NNN	\$11.00 SF/yr	Available 6/1/2026
1071 - 105	Available Soon	2,500 SF	NNN	\$11.00 SF/yr	Available 6/1/2026

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