

1401-1433 FRETZ DRIVE  
EDMOND, OK 73003



Industrial Building For Sale or Lease  
20,374 SF on 2.25 Acres MOL  
Sales Price: \$2,350,000 (\$115.34/SF)  
  
Suite 1407: 2,635 SF  
Suite 1427: 3,000 SF  
Lease Price \$10.00/SF/YR/NNN

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# 1401-1433 FRETZ DRIVE

## PROPERTY HIGHLIGHTS

- Offering Memorandum Available Upon Request
- 20,374 SF flex/industrial park | 7 units | 72% occupied
- Fully climate-controlled | 10'W x 12'H grade-level overhead doors
- Drive-in access on rear of each suite
- Brick exterior with professional entrance
- 5 tenants in place on leases through 2026–2029
- Edmond submarket vacancy 3.6% — tightest in the OKC metro

## LOCATION HIGHLIGHTS

- 1 mile from I-35/Covell interchange
- 15 minutes to OKC CBD | Direct access to Kilpatrick Turnpike
- Adjacent to UCO campus, Mercy Hospital Edmond & S Broadway retail
- Edmond — among Oklahoma's wealthiest communities

## SUITE INFO

### 1407 Fretz Drive — 2,635 SF

- Former event space; primarily open floor plan
- Mostly climate-controlled with small warehouse area
- 10'W × 12'H grade-level overhead door
- Approximately 70% office to 30% warehouse

### 1427 Fretz Drive — 3,000 SF

- 3 private offices + 2 restrooms + open warehouse space
- 10'W × 12'H grade-level overhead door
- Fully climate-controlled
- Approximately 20% office to 80% warehouse





## PROPERTY OVERVIEW

TOTAL SF 20,374 SF +/-

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LOT SIZE 2.25 ACRES +/-

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YEAR BUILT 2002

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ZONING E-3 Light Industrial

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CEILING HEIGHT 12' +/-

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POWER 3 PHASE , 200 AMP

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DOORS (7) 10' X 12'

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## DEMOGRAPHICS



### POPULATION

1 MILE: 9,964

3 MILES: 81,006

5 MILES: 160,985



### AVERAGE HOUSEHOLD INCOME

1 MILE: \$79,644

3 MILES: \$114,216

5 MILES: \$117,056



### TOTAL HOUSEHOLDS

1 MILE: 4,282

3 MILES: 32,231

5 MILES: 64,287



0.5 MILE FROM US-77

2.5 MILES FROM

KILPATRICK TURNPIKE

4 MILES FROM I-35

# 1401-1433 FRETZ DRIVE



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# 1401-1433 FRETZ DRIVE AERIAL

