

PRICE  
EDWARDS  
AND COMPANY

I-35 INDUSTRIAL  
build to suit.



OFFERED BY PRICE EDWARDS AND COMPANY  
DEVELOPED BY SCANNELL PROPERTIES

# The center of the market



**The site provides close highway access at I-35 & NW 27th St**, a main interchange in the Oklahoma City metro, and is within a thirty minute drive time of other submarkets including Edmond, Norman, Moore, Midwest City, Piedmont, Yukon, Mustang and El Reno.



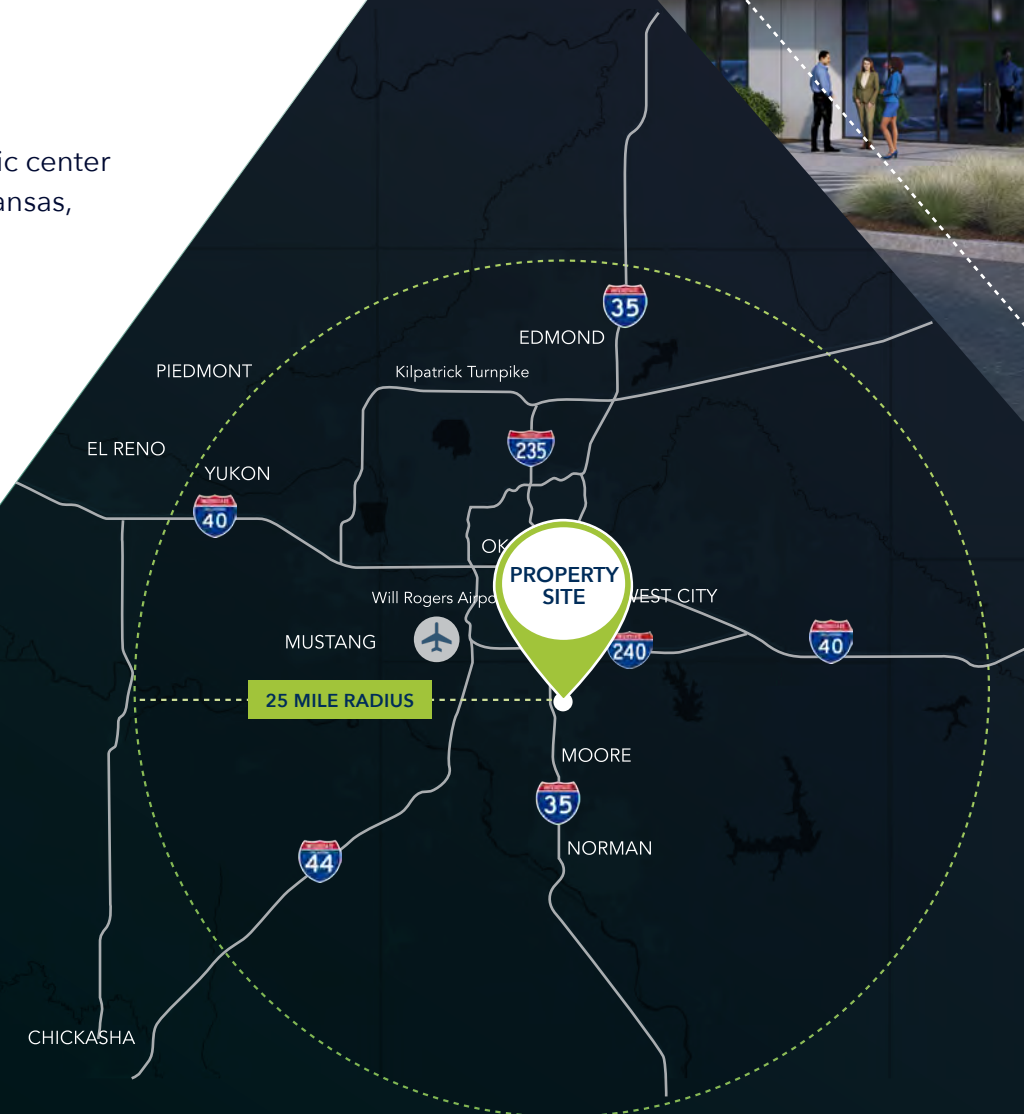
**Located right on I-35**, this site is located in the geographic center of North America and is within a day's drive of Texas, Arkansas, Kansas, Missouri, Louisiana and New Mexico.



**Positioned and designed to be ideally suited** for final-mile, local and regional distribution, as well as for manufacturing companies.



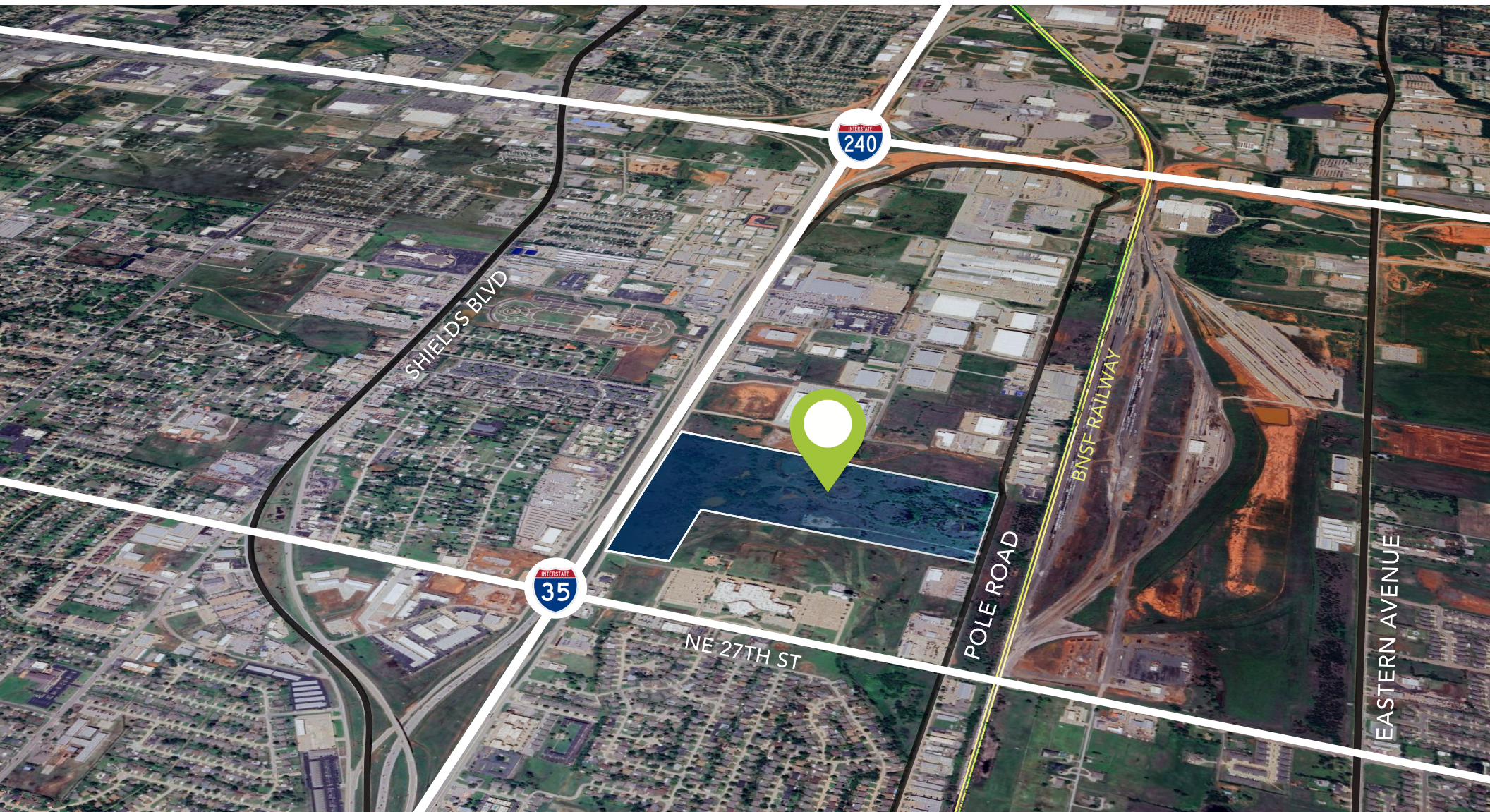
**Location offers workforce benefits** such as a quick commute from all OKC Metro areas because of its proximity to I-40 and the Kilpatrick Turnpike and more fast dining options than competitors' sites.





# proximity & access

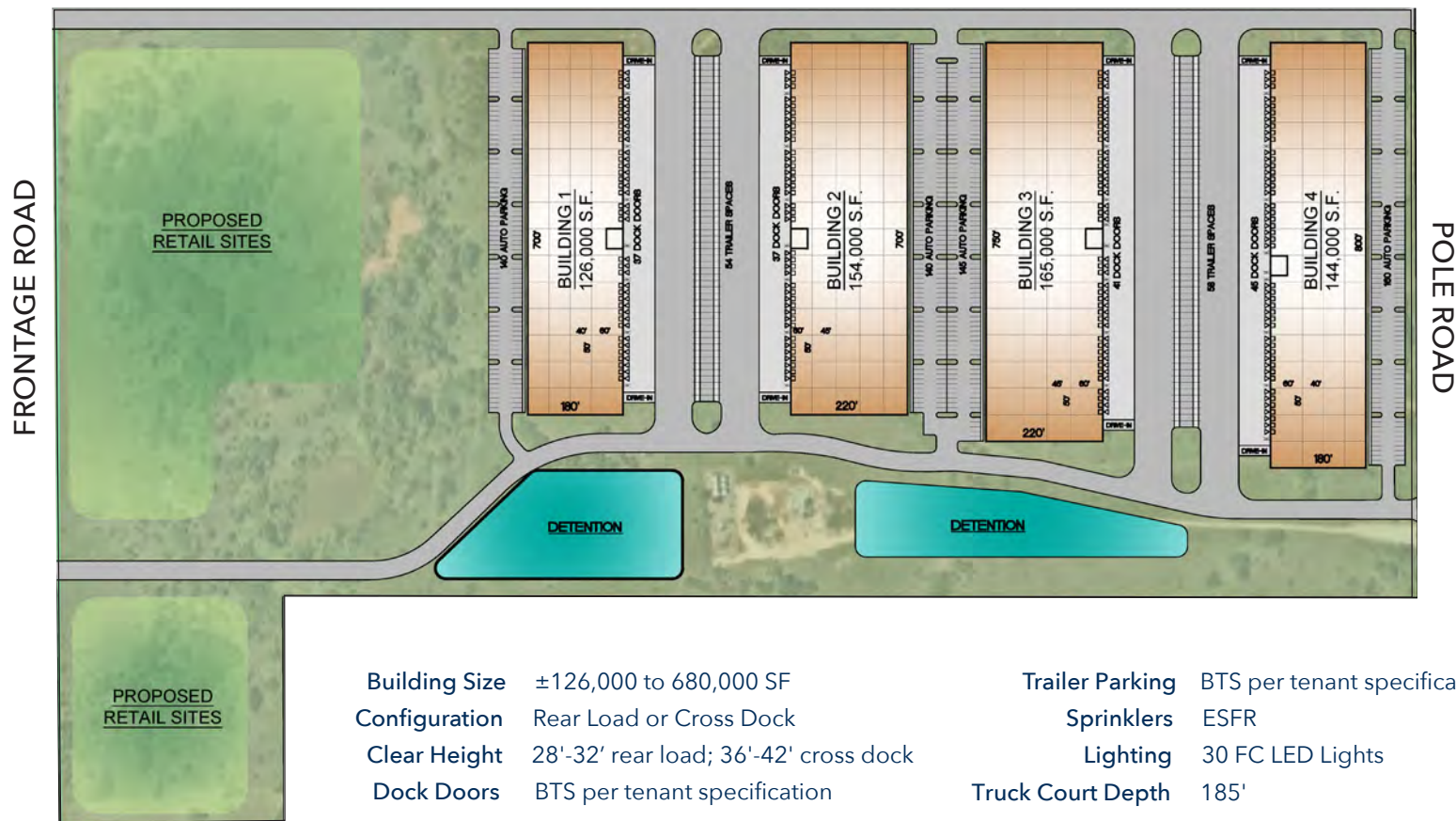
I-35 & NE 27TH ST  
MOORE, OK 73160



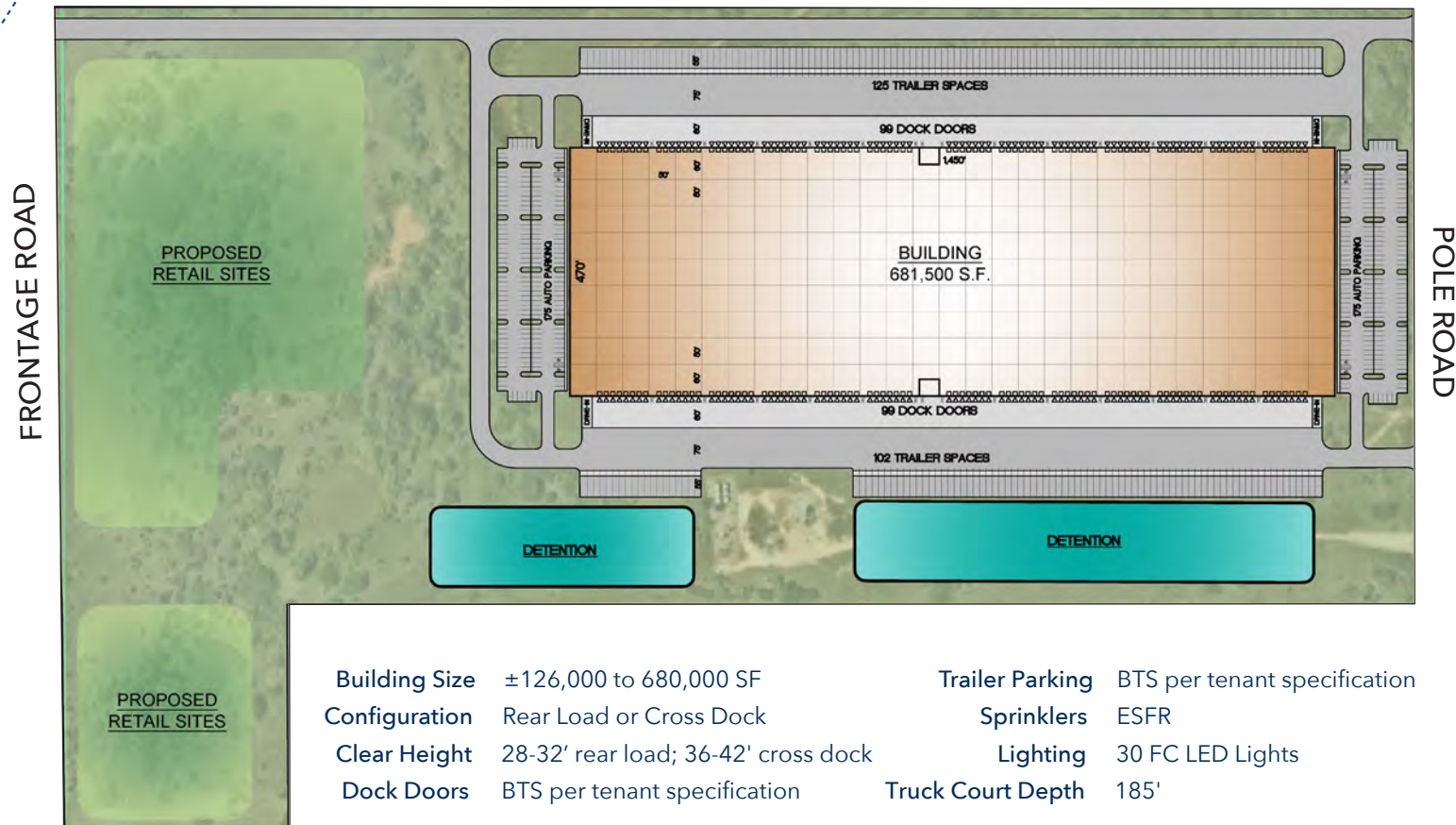


# four building plan

**Designed to be more functional** with increasing tenant demand for loading and parking in mind, the buildings at I-35 & NE 27th are made for the future and built to include premium specifications.



# cross dock plan



# OKC did you know?

Oklahoma City offers everything one looks for in a modern metropolitan community such as an abundance of the arts, quality health care, excellence in education and more. It does so without high costs, energy shortages, smog or traffic congestion. It is a distinctly livable city where you can chase your business dreams and still enjoy a rich quality of life.

The current business climate and quality of life in OKC have been noticed by media outlets such as Forbes, Wall Street Journal, USA Today and The Business Journal. Top employers are – Tinker Air Force Base, State of Oklahoma, University of Oklahoma and Integris Health. Big-name private employers who have headquarters in Oklahoma City are Love's, Paycom, Hobby Lobby, OG&E, Sonic, and American Fidelity, all offering business, personal and utility services to a variety of markets. Amazon, Boeing, AT&T, Dell, Hertz and UPS also maintain a large presence in the market.

- ❖ **Located in the geographic center** of North America, the U.S. and the south-central U.S.
- ❖ **The lowest cost of living** for cities with above 500k population and the 22nd largest city in the U.S. with 17.4% population increase over a decade.
- ❖ **3rd lowest cost of doing business** among large metro areas in the U.S. (Moody's).
- ❖ **Offers one of the most innovative** and recognized incentives programs in the nation, The Oklahoma Quality Jobs Program.

SOURCE: OKC CHAMBER OF COMMERCE



**1.5 MILLION**  
MSA POPULATION



**14,000**  
NEW JOBS CREATED IN 2024



**85.1**  
COST OF LIVING INDEX



**8.1 MILLION**  
VISITORS IN 2024

# the scannell advantage

## CLIENT-FOCUSED APPROACH

We provide customized solutions with speed, agility and client-first perspective including selecting the best General Contractor and Design partners for each opportunity based on scope, cost and experience.

## PRIVATELY-OWNED & WELL-CAPITALIZED

Our financial flexibility positions us to make expedient decisions and fund developments of any size, type or location.

## COMPREHENSIVE RESOURCES

Our in-house resources of Legal, Capital, Development, Construction Management and Property Management expedite processes, reduce costs and save schedules.

## EXPERIENCED TEAM

Our in-depth industry knowledge comes from solving complex problems for our clients for more than 30 years.

## GLOBAL REACH

We can seamlessly link North American and European operations to ensure simplicity and consistency in transactions.

## SUPERIOR QUALITY & ON-TIME DELIVERY

You'll get what matters most: a fast, efficient development process and a quality product delivered on-time.

731  
total projects

354  
build-to-suit

377  
spec



# PRICE EDWARDS AND CO.



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