

EXECUTIVE SUMMARY



OFFERING SUMMARY

| | |
|------------------|------------------------|
| Sale Price: | \$5,275,000 |
| Lease Rate: | \$7.75 - 8 SF/yr (NNN) |
| Available SF: | 3,200 - 9,630 SF |
| Lot Size: | 7.5 Acres |
| Available Units: | 7 |
| Zoning: | Unincorporated |
| Market: | Oklahoma City Metro |
| Submarket: | Edmond and Guthrie |

PROPERTY OVERVIEW

Located in North Edmond at the northeast corner of S. Sooner Road and E. Charter Oak Road (across the street from the Koala Industrial Park), this 14 building industrial complex features buildings ranging from approximately 3,200 SF to 9,600 SF, with a variety of sizes in between.

PROPERTY HIGHLIGHTS

- (1) buildings at 3,200 SF - (2) buildings at ~4,000 SF - (2) buildings at ~7,000 SF - (2) buildings at 9,000 SF
- Frontage along S. Sooner Road for visibility
- Each building features one to two overhead doors (14' x 14', 12' x 12', and 10' x 12')
- All buildings have 480V, 3-phase electricity with a minimum of 600-1,000 amps inside, outside each building is 500 or 1,000 KVA.
- All buildings are individually metered and include gas service and spray-in insulation
- Multiple buildings include radiant heaters and HVAC systems

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LEASE SPACES



LEASE INFORMATION

| | |
|--------------|------------------|
| Lease Type: | NNN |
| Total Space: | 3,200 - 9,630 SF |

| | |
|-------------|--------------------|
| Lease Term: | Negotiable |
| Lease Rate: | \$7.75 - \$8 SF/yr |

AVAILABLE SPACES

| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|-------------|-----------|-----------|------------|--------------|-------------|
| Suite 11770 | Available | 3,200 SF | NNN | \$8.00 SF/yr | - |
| Suite 11860 | Available | 4,012 SF | NNN | \$8.00 SF/yr | - |
| Suite 11880 | Available | 4,016 SF | NNN | \$8.00 SF/yr | - |
| Suite 11864 | Available | 7,000 SF | NNN | \$8.00 SF/yr | - |
| Suite 11844 | Available | 7,029 SF | NNN | \$8.00 SF/yr | - |
| Suite 11890 | Available | 9,045 SF | NNN | \$7.75 SF/yr | - |
| Suite 11892 | Available | 9,630 SF | NNN | \$7.75 SF/yr | - |

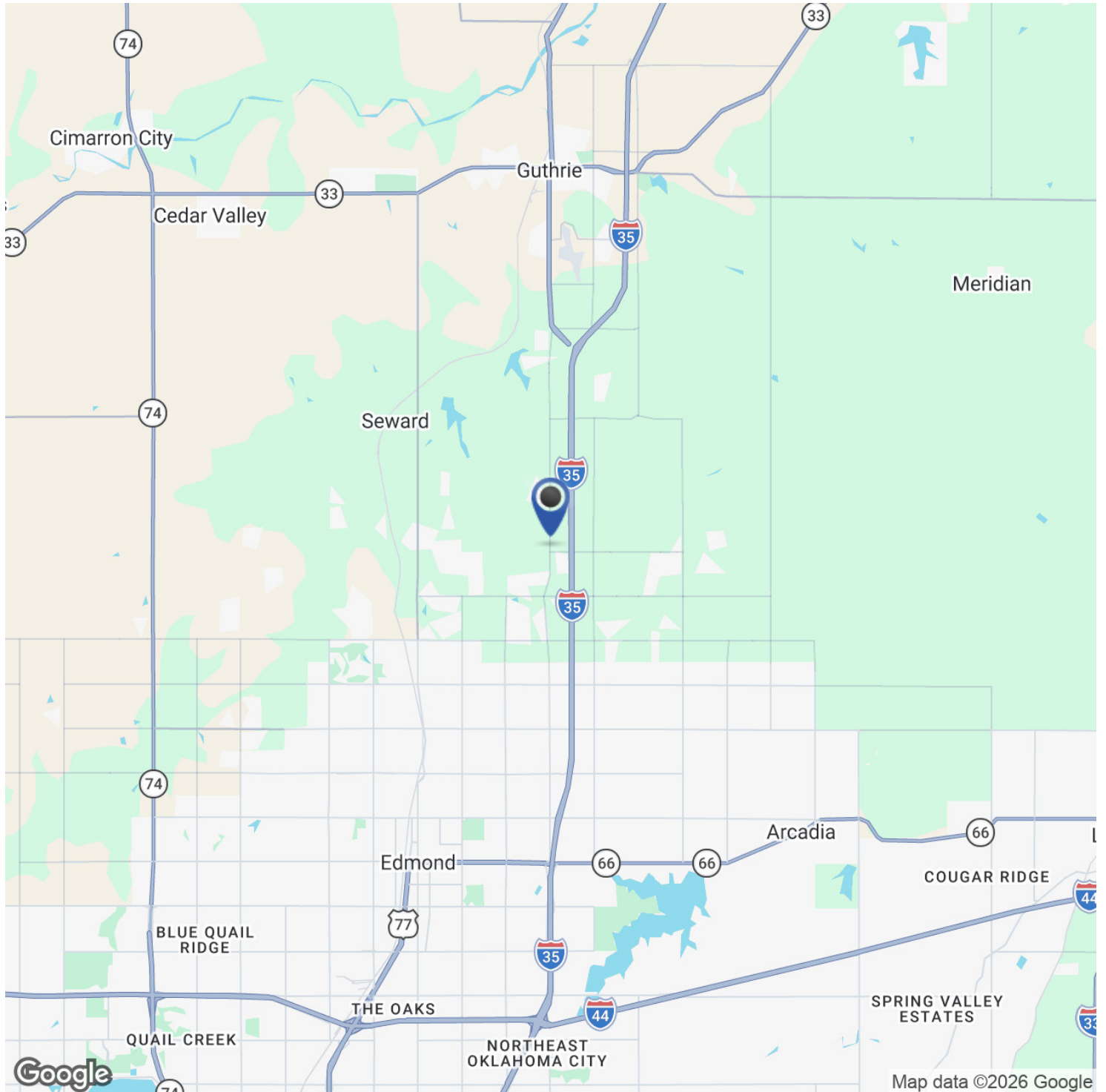
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ADDITIONAL PHOTOS



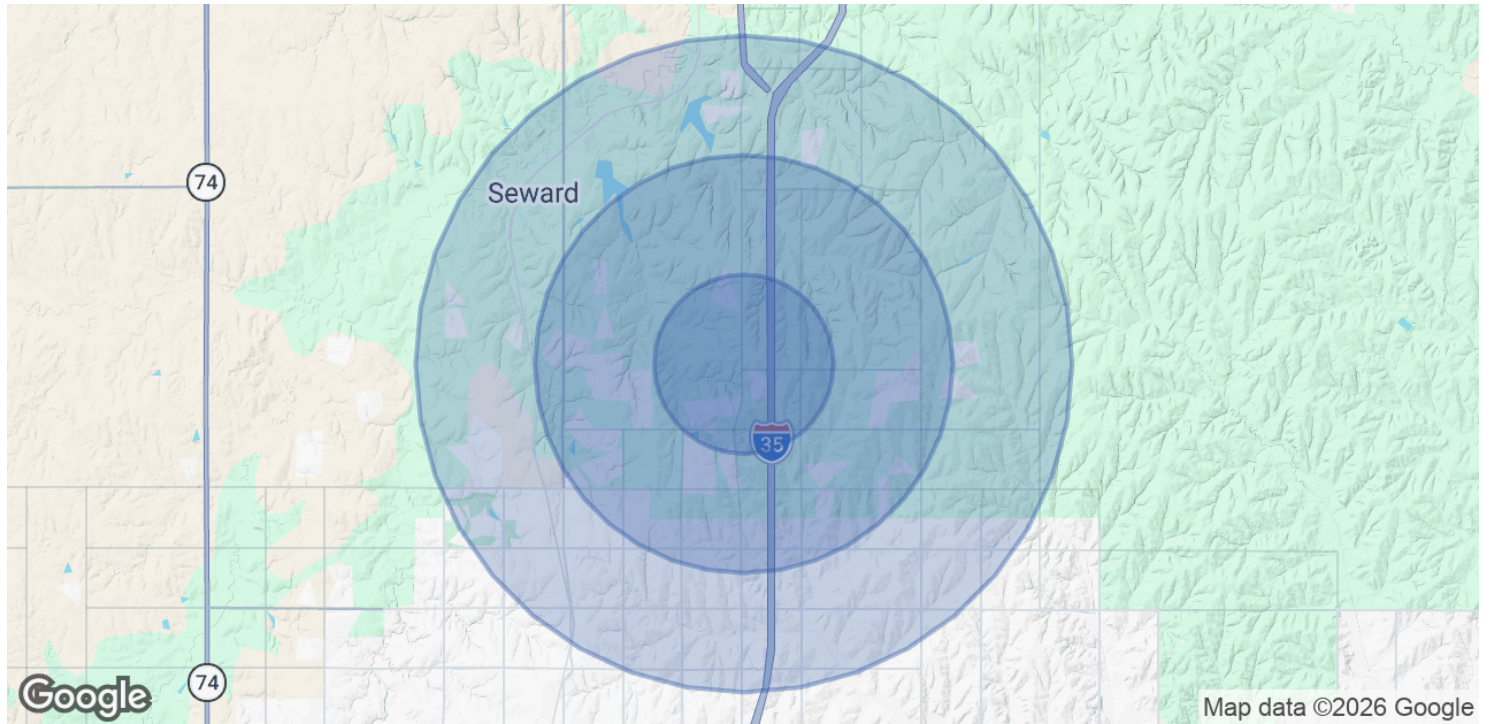
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



| POPULATION | 1.5 MILES | 3.5 MILES | 5.5 MILES |
|----------------------|------------------|------------------|------------------|
| Total Population | 2,579 | 16,043 | 45,414 |
| Average Age | 39 | 39 | 39 |
| Average Age (Male) | 39 | 38 | 39 |
| Average Age (Female) | 39 | 39 | 40 |

| HOUSEHOLDS & INCOME | 1.5 MILES | 3.5 MILES | 5.5 MILES |
|--------------------------------|------------------|------------------|------------------|
| Total Households | 958 | 5,549 | 15,726 |
| # of Persons per HH | 2.7 | 2.9 | 2.9 |
| Average HH Income | \$114,020 | \$142,664 | \$170,589 |
| Average House Value | \$252,179 | \$334,466 | \$435,401 |

Demographics data derived from AlphaMap

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