

# EDMOND SMALL BAY WAREHOUSE COMPLEX

7300, 7312, 7308, 7304 NW 164th Street,  
Edmond, Oklahoma 73013

- » Park Size: 94,638 SF across 4 buildings
- » Units: 23 Units, ranging from 2,450 SF to 4,900 SF, with ability to combine up to ±8,000 SF
- » Years Built: 2009 / 2013 / 2015 / 2019
- » Replacement: 20%+ below replacement cost of new/similar built product
- » Price: \$11,500,000
- » Average Base Rent: In place \$8.97 NNN compared to \$12-13 NNN comps in the area, showing significant upside in mark to market rents.
- » **Cap Rate / NOI: In place cap rate of 7.43% & 100% occupied**
- » **Proforma Cap Rate (Fall 2026): 7.62% (assumes 4% vacancy)**



## OFFERING MEMORANDUM

EXCLUSIVELY OFFERED BY  
**Corey Hale**

Sales Associate  
License #183307



**Skybridge Real Estate**

701 Cedar Lake Boulevard  
Oklahoma City, OK 73114



Disclaimer: Skybridge Real Estate is a full-service real estate firm specializing in all aspects of residential and commercial real estate transactions. You can trust our knowledgeable team to help you find your dream home or dream office, sell your investment property, or find your investment opportunity, downsize or expand when it comes to real estate, we have you covered. We have created a network of industry professionals to serve our clients from initial step to the closing table – make Skybridge your first call for all Real Estate needs.

# EXECUTIVE SUMMARY

This Small Bay Warehouse Complex is a 94,638 SF multi-tenant small-bay industrial asset located in the Deer Creek / Edmond growth corridor of Oklahoma City. The Property includes 4 buildings and 23 units, with typical suite sizes from 2,450 to 4,900 SF and larger suites up to 8,400 SF. Built in phases between 2009 and 2019, the park offers functional office/warehouse layouts, ADA-compliant restrooms, grade-level loading, and flexible configurations for a wide range of users.

The Property is positioned along NW 164th Street near Rockwell Avenue, with convenient access to the Kilpatrick Turnpike and major Oklahoma City metro corridors. The surrounding area is supported by continued residential and commercial growth, strong household incomes, and nearby national retailers, employers, and service providers.

The complex is offered at \$11,500,000, representing approximately \$122/SF, a 7.43% in-place cap rate based on current NOI at **100% occupancy**, with the remaining vacancy being a recently renovated unit. Substantial upside is achievable through contractual rent growth and lease rollover opportunities. The offering provides investors the opportunity to acquire a diversified small-bay industrial park at a competitive basis relative to replacement cost and comparable industrial product.

This Edmond Small Bay Warehouse Complex benefits from strong demographics, including a 3-mile population of 27,634, median household income of \$112,062, and average household income of \$152,419. This growing residential base supports demand from contractors, service businesses, storage users, e-commerce operators, gyms, showrooms, and light industrial tenants.

All leases except one are NNN, with tenants responsible for property taxes, CAM, utilities, electric, and gas, while water and trash are included. Lease terms generally range from 1 to 3 years, allowing investors to capture rental growth as leases expire.

Overall, this complex offers investors a stabilized, income-producing small-bay industrial asset with diversified tenancy, functional suite sizes, favorable lease structure, and a location positioned to benefit from continued growth across the north Oklahoma City / Edmond market.





# INVESTMENT HIGHLIGHTS



**Solid Yield In Place: In place cap rate of 7.43% & 100% occupied.** Strong current occupancy provides stable cash flow and reduces lease-up risk compared to new development or heavily vacant assets.



**Value Add Opportunity:** Average in-place rents of \$8.97 PSF versus \$12–\$13 PSF market rents, creates upside through rent growth, lease-up, short lease terms, and expense recovery.



**Small Bay Multi Tenant Industrial:** Small-bay industrial remains a highly attractive asset class, with flexible units, tight vacancy, and strong tenant demand. OKC was ranked #1 nationally by CoStar for small-bay warehouse demand.



**Park size - 94,638 Sq ft across 4 buildings:** Considerably larger than other parks with similar bay sizes, this complex is well positioned to be an anchor in any portfolio in the OKC area.



**Unit Sizing & Minimal Office:** 2,450–4,900 SF units, combinable up to ±8,000 SF. With office space ranging around ~10% of the unit, they are perfect for a wide range of tenants.



**Below Replacement Cost Opportunity:** Given today's land, construction, financing, and development costs, the property offers quality stabilized existing industrial product well below replacement cost.



**Quality & Newer Construction:** Newer construction, durable CMU walls, metal roofing, concrete parking, and quality buildouts, reduces maintenance risk versus competing parks.



**Diverse Tenant Base:** With 23 units across diverse industries this park provides stable income with no dominant tenant type and no cannabis grow users.



**In the Deer Creek / Edmond Growth Corridor:** With the NW corridor growth & affluence, this park is well positioned to benefit from the (stats of incoming growth)



**Professional In Place Management:** Recent leasing and management improvements support continued stabilization, stronger tenant service, and future upside for a new owner.



**Above-Average Parking Ratio:** Above average parking ratio (for asset type) of ~ 1 spot per 500 sqft allows wide variety of tenant types and for additional upside to attract high \$/ft users



## PROPERTY AT A GLANCE



### ADDRESS

7300NW164thSt, Edmond, OK 73013



### YEAR BUILT

2009/2013/2015/ 2019



### LAND AREA

+/- 5.87 acres



### NET RENTABLE AREA

+/- 94,638



### PERCENT FINISHED

+/- 10% office +/- 90% Warehouse



### PARKING

+/- 188



### PERCENT LEASED

100%



### CLEAR HEIGHT

14-16'

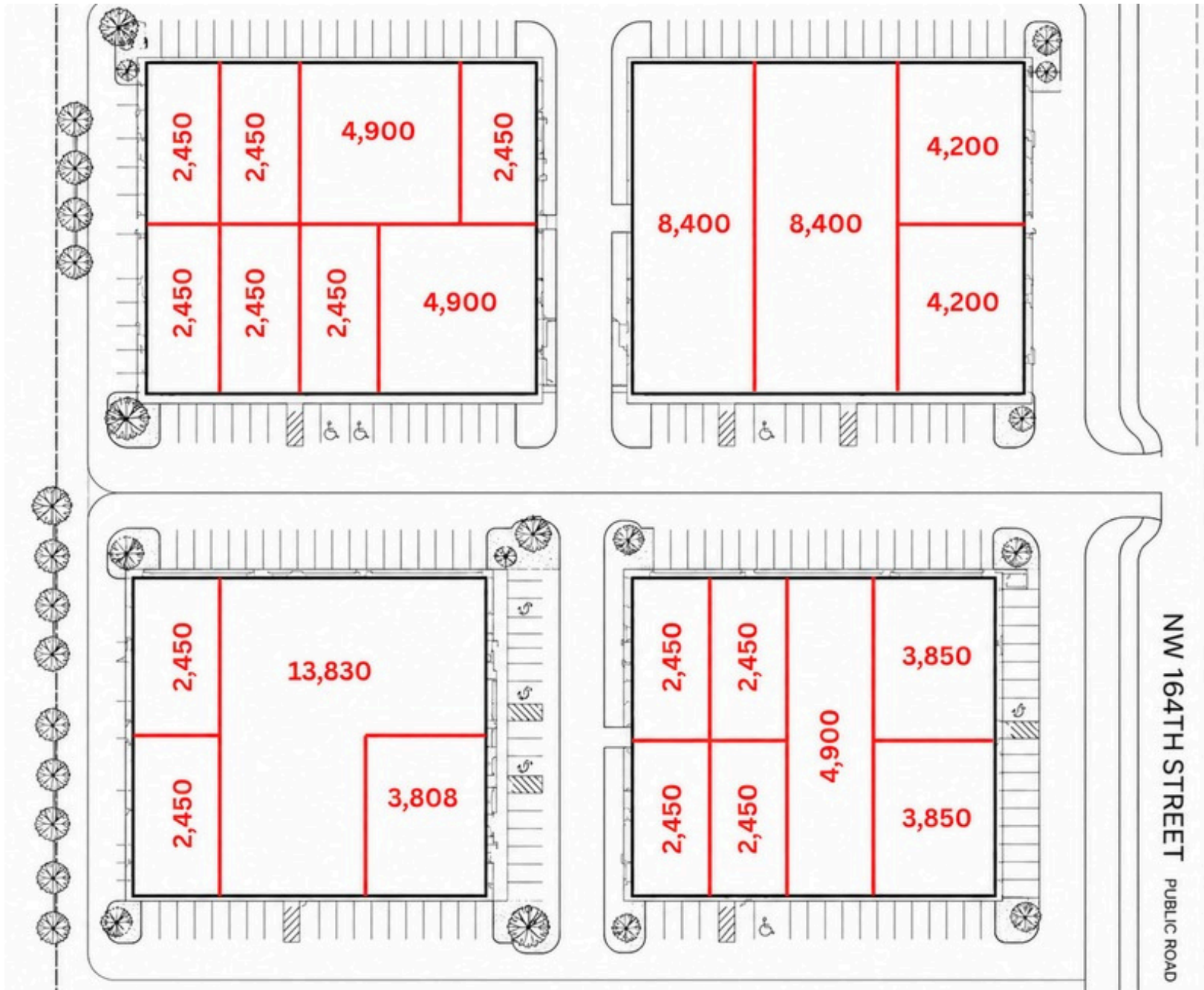
# BUILDING DESIGN & CONSTRUCTION



ACCESS	Single access point of 164th	LOADING DOORS	35 - 14x12' Doors
FACADE	CMU	DUMPSTER ENCLOSURES	8 CMU Enclosures
FOUNDATION	Concrete Slab	TENANT FINISHES	Varies by tenant
PARKING LOT	Concrete	RESTROOM/OFFICES	Each space has individual restrooms & offices, some have more
AVERAGE BAY DEPTH	70'-140'	UTILITIES	Electricity/Gas - Separately Metered - Water Master Meter
ROOF	Metal	ZONING	PUD Light industrial
FIRE SYSTEM	3 out of 4 buildings 100% fire sprinklered		
ELECTRICAL	3-phase / 120/208V / 225 Amp		



# SITE PLAN





SCHWARZ  
READY MIX

**EDMOND SMALL BAY WAREHOUSE COMPLEX**  
SUBJECT PROPERTY



NW 164th St

THE  
WINE BARREL



N Rockwell Ave

N Rockwell Ave

DANNY B'S  
GOURMET PIZZA



**DEER CREEK EDUCATION SERVICES CENTER**



**DEER CREEK HIGH SCHOOL**

**EDMOND SMALL BAY WAREHOUSE COMPLEX  
SUBJECT PROPERTY**

**DEER CREEK INTERMEDIATE SCHOOL**

**SCHWARZ READY MIX**

**THE WINE BARREL**

NW 164th St

N Rockwell Ave

**DANNY B'S GOURMET PIZZA**



**EDMOND SMALL BAY WAREHOUSE COMPLEX**  
SUBJECT PROPERTY

MAGNOLIA RIDGE

Walmart  
Supercenter Market

TARGET

CHISHOLM  
CREEK

Lowe's

ROSE CREEK  
COUNTRY CLUB

Walmart

QUAIL SPRINGS  
MALL

74

74

74

THE ALLEY AT  
PORT164

OnCue

PORT  
164

Mercy+

MERCY CLINIC PRIMARY  
CARE - NORTH PORTLAND

DEER CREEK  
ELEMENTARY SCHOOL

DEER CREEK FAMILY  
HEALTHCARE

THE  
WINE BARREL

CVS  
pharmacy

344

N Rockwell Ave

66 TOTAL  
Express

DANNY B'S  
GOURMET PIZZA

N Rockwell Ave

SPRING CREEK  
ELEMENTARY SCHOOL

SCHWARZ  
READY MIX

344





Walmart  
Neighborhood Market

WILEY POST  
AIRPORT

344

3

Walmart  
Neighborhood Market

Walmart KOHLS  
THE HOME DEPOT  
sam's club

3

JAMES L. DENNIS  
ELEMENTARY SCHOOL

PUTNAM CITY NORTH  
HIGH SCHOOL

FRANCIS TUTTLE  
TECHNOLOGY CENTER  
- ROCKWELL CAMPUS

344

CVS  
pharmacy

344

EDMOND SMALL BAY WAREHOUSE COMPLEX  
SUBJECT PROPERTY

SPRING CREEK  
ELEMENTARY SCHOOL

DANNY B'S  
GOURMET PIZZA

NW 164th St

THE  
WINE BARREL

SCHWARZ  
READY MIX

NW 164th St

66 TOTAL  
express

N

N Rockwell Ave



**EDMOND SMALL BAY WAREHOUSE COMPLEX**  
SUBJECT PROPERTY

DEER CREEK  
HIGH SCHOOL

MERCY CLINIC PRIMARY  
CARE - NORTH PORTLAND

DEER CREEK  
INTERMEDIATE SCHOOL

HEARTLAND  
MIDDLE SCHOOL



THE ALLEY AT  
PORT164

ROSE CREEK  
COUNTRY CLUB

MAGNOLIA  
RIDGE



DEER CREEK  
ELEMENTARY SCHOOL

SCHWARZ  
READY MIX

THE WINE  
BARREL

NW 164th St



NW 164th St

DANNY B'S  
GOURMET PIZZA



DEER CREEK FAMILY  
HEALTHCARE



SPRING CREEK  
ELEMENTARY SCHOOL



N Rockwell Ave



QUAIL SPRINGS  
MALL



# UNIT INTERIORS



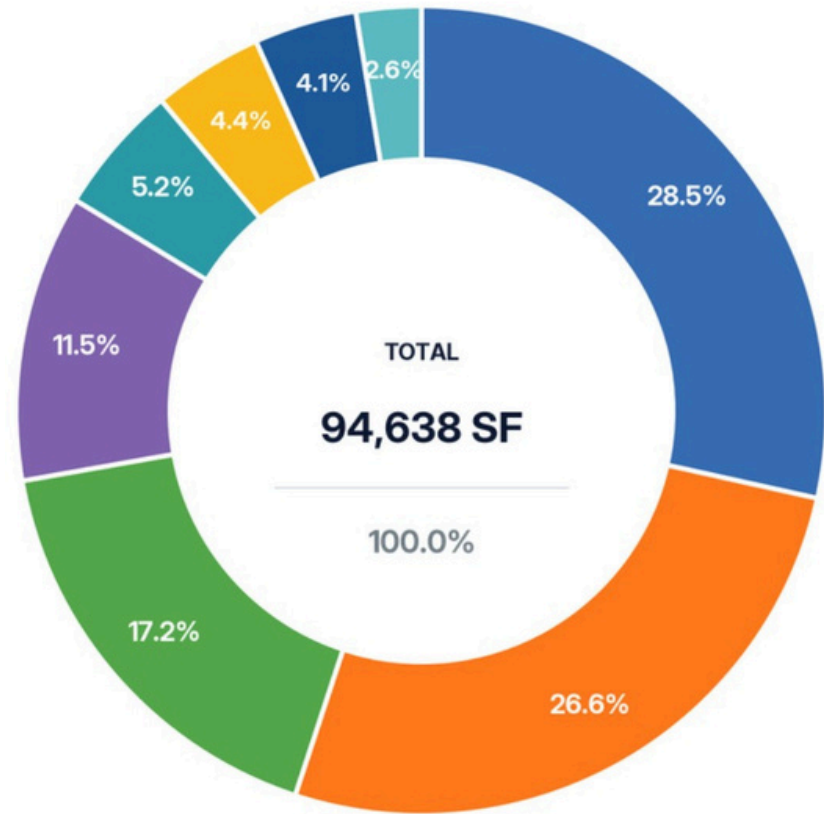
# UNIT INTERIORS



# TENANT INDUSTRY BREAKDOWN



TENANT INDUSTRY	TOTAL SF	% OF TOTAL
Fitness / Sports / Recreation	25,158	26.59%
Construction / Trades / Home Services	26,950 SF	28.49%
Supplement Production	16,280 SF	17.2% SF
Personal / Business Storage	10,850 SF	11.5% SF
Energy / Oil & Gas	4,900 SF	5.2% SF
Office / General Business	4,200 SF	4.4% SF
Manufacturing / Product / Other	3,850 SF	4.1% SF
Medical / Health / Mobility	2,450 SF	2.6% SF
<b>TOTAL</b>	<b>94,638</b>	<b>100.0%</b>



# FINANCIAL OVERVIEW

FINANCIAL SENSITIVITY ANALYSIS  
RENT ROLL  
PRO FORMA FINANCIALS  
PRO FORMA FINANCIALS



# FINANCIAL SENSITIVITY ANALYSIS

## Financial Comparison - Summer 2026 vs Fall 2026 Pro Forma vs Pro Forma at \$9.75 - 10.50/yr in Base Rent

	"In Place (June 2026) (4% Vacancy)"	"Fall 2026 (w/ several annual escalations)"	"Base Rent Pro Forma \$10 - \$10.5 / Yr"
Vacancy Factor	4%	4%	4%
Annual NOI	\$ 819,948.73	\$ 826,524.81	\$ 975,103.20
Indicative Value (6.75% CAP)	\$ 12,147,388.59	\$ 12,244,811.95	\$ 14,445,973.33
Indicative Value (7% CAP)	\$ 11,713,553.28	\$ 11,807,497.23	\$ 13,930,045.71



# FINANCIAL OVERVIEW



<b>SALES PRICE</b>	\$11,500,000.00	<b>LEASE \$/YR (PRO FORMA FOR FALL 2026)</b>	\$9.08
<b>GROSS LEASABLE AREA (SQFT)</b>	94,638	<b>PRO FORMA CAP RATE (YEAR 3)</b>	9.19%
<b>SELLING \$/FT FOR THE COMPLEX</b>	\$121.52	<b>PRO FORMA NOI (YEAR 3)</b>	\$1,056,349.12
<b>CAP RATE (PRO FORMA FOR FALL 2026)</b>	7.62%	<b>LEASE \$/YR (YEAR 3)</b>	\$10.99
<b>NOI (PRO FORMA FOR FALL 2026)</b>	\$876,225.08		



# DEMOGRAPHICS & MARKET OVERVIEW

SUBMARKET  
EDMOND AREA  
DEMOGRAPHICS



# SUBMARKET



KEY INDICATORS			
Current Quarter	RBA	Vacancy Rate	Market Asking Rent
Logistics	396,467	6.90%	\$11.01
Specialized Industrial	104,613	1.90%	\$10.36
Flex	102,276	11.20%	\$16.78
<b>Submarket</b>	<b>603,356</b>	<b>6.80%</b>	<b>\$11.83</b>

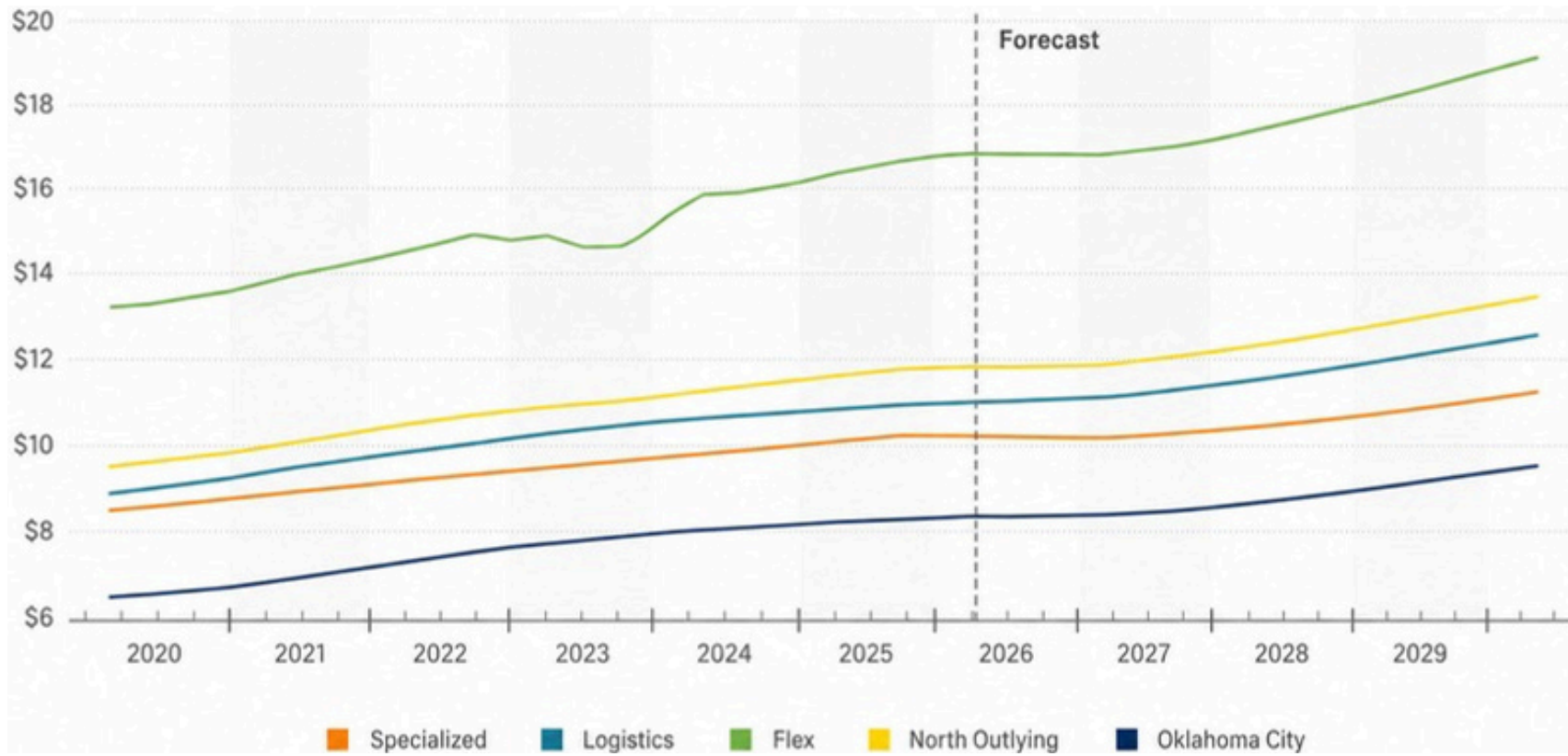
Estimated industrial market pricing in North Outlying is \$103/SF compared to the market average of \$84/SF. Average market pricing for North Outlying is estimated at \$97/SF for logistics properties, \$134/SF for flex assets,

Market rents in North Outlying are \$11.80/SF. Rents average around \$11.00/SF for logistics buildings, \$16.80/SF for flex properties, and \$10.40/SF for specialized assets.

FLEX RENT & VACANCY				
Year	Per SF	Index	% Growth	Vs Hist Peak
2030	\$14.72	188	3.8%	13.6%
2029	\$14.18	181	4.2%	9.4%
2028	\$13.61	174	3.9%	5.0%
2027	\$13.09	167	1.6%	1.0%
2026	\$12.89	164	-0.5%	-0.5%
YTD	\$12.96	165	0.6%	0%
2025	\$12.96	165	2.0%	0%
2024	\$12.70	162	4.4%	-2.0%

# SUBMARKET

## MARKET ASKING RENT PER SQUARE FEET



The Northwest industrial submarket has roughly 160,000 SF of space listed as available, for an availability rate of 8.9%. As of the second quarter of 2026, there is 24,000 SF of industrial space under construction in Northwest. In comparison, the submarket has averaged 40,000 SF of under construction inventory over the past 10 years.

The North Outlying industrial submarket has a vacancy rate of 6.8% as of the second quarter of 2026. Over the past year, the submarket’s vacancy rate has changed by -4.0%, a result of no net delivered space and 24,000 SF of net absorption.

North Outlying’s vacancy rate of 6.8% compares to the submarket’s five-year average of 11.1% and the 10-year average of 10.3%. Overall submarket vacancy is forecast to end 2026 at 10.4%.

# EDMOND AREA

Edmond, Oklahoma is one of the premier suburban communities in the Oklahoma City metropolitan area and has become an increasingly attractive destination for residential, commercial, and industrial growth. Located directly north of Oklahoma City, Edmond benefits from strong regional connectivity, access to major employment centers, and proximity to key transportation routes including the Kilpatrick Turnpike, I-35, Broadway Extension, and the broader OKC highway network.

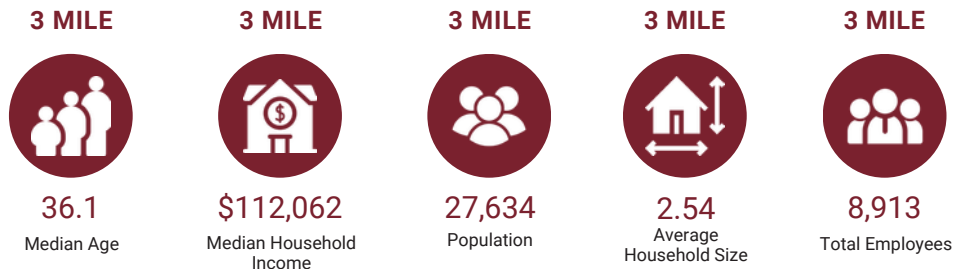
The Edmond/North Oklahoma City corridor has seen continued residential expansion as families and businesses seek access to high-quality schools, newer housing, strong demographics, and a more suburban environment while remaining within close reach of downtown Oklahoma City, Nichols Hills, Quail Springs, and other major employment and retail nodes. This growth has supported steady demand for neighborhood retail, service businesses, medical users, contractors, fitness concepts, storage, and light industrial space throughout the trade area.

Historically recognized as one of Oklahoma City's most desirable suburban markets, Edmond has maintained a strong community identity while benefiting from the continued northward expansion of the metro. New residential development, commercial services, and infrastructure investment have continued to push growth along key corridors such as NW 164th Street, Western Avenue, Pennsylvania Avenue, and the Kilpatrick Turnpike.

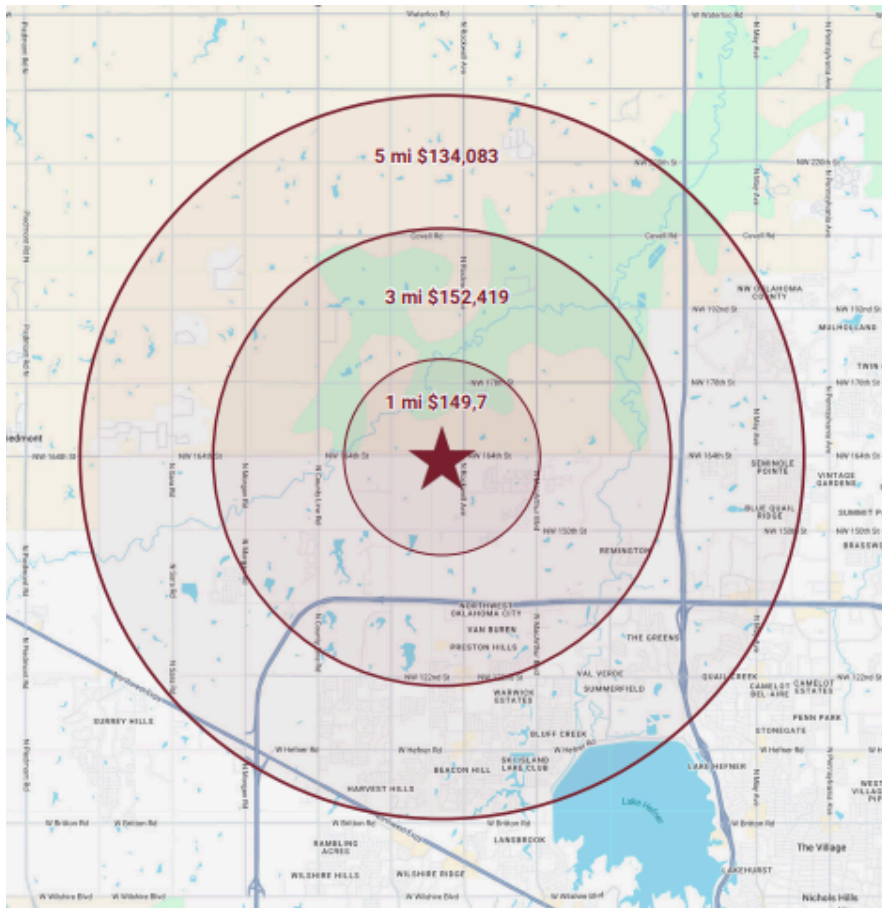
Supported by a growing population base, strong household demographics, and continued demand for well-located commercial space, the Edmond/ North Oklahoma City area is well positioned to benefit from the long-term expansion of the Oklahoma City metro. As development continues to move north and northwest from Oklahoma City, Edmond remains one of the region's most established and attractive submarkets for both residents and businesses.



# DEMOGRAPHICS



## AVERAGE HH INCOME



	1 mi	3 mi	5 mi
<b>Population Summary</b>			
2010 Total Population	480	12,894	63,769
2020 Total Population	2,940	25,191	90,615
2020 Group Quarters	0	127	609
2025 Total Population	3,285	27,634	97,272
2025 Group Quarters	0	127	611
2030 Total Population 2025-2030 Annual Rate	3,413 0.77%	28,709 0.77%	100,642 0.68%
2025 Total Daytime Population Workers Residents	2,106 714	20,839 8,913	81,861 40,041
	1,392	11,926	41,820
<b>Household Summary</b>			
2010 Households			
2010 Average Household Size 2020	169 2.83	5,175 2.47	27,072 2.33
Total Households	1,065	9,857	36,994
2020 Average Household Size 2025	2.76	2.54	2.43
Households	1,165	10,815	39,804
2025 Average Household Size 2030	2.82	2.54	2.43
Households	1,213	11,285	41,311
2030 Average Household Size 2025-2030 Annual Rate	2.81 0.810/o	2.53 0.85%	2.42 0.75%
	144	3,596	17,412
2010 Families			
2010 Average Family Size	3.12 917	3.00 7,335	2.94 25,509
2025 Families	3.17	3.10	3.07
2025 Average Family Size	952	7,607	26,290
2030 Families	3.16	3.10	3.07
2030 Average Family Size 2025-2030 Annual Rate	0.75%	0.73%	0.60%
<b>Housing Unit Summary</b>			
2000 Housing Units			
Owner Occupied Housing Units Renter Occupied Housing Units Vacant Housing Units	66 65.2% 15.2%	3,213 57.9% 33.2%	20,546 63.3% 31.4%
	19.7%	8.9%	5.4%
2010 Housing Units			
Owner Occupied Housing Units Renter Occupied Housing Units Vacant Housing Units	217 73.7% 4.1%	5,563 65.5% 27.6%	28,726 64.4% 29.8%
	22.1%	7.0%	5.8%
	1,161	10,555	39,369
2020 Housing Units			
Owner Occupied Housing Units Renter Occupied Housing Units Vacant Housing Units	81.8% 9.9%	62.8% 30.6%	62.7% 31.2%
	7.8%	6.5%	6.1%
	1,288	11,586	42,601
2025 Housing Units			
Owner Occupied Housing Units Renter Occupied Housing Units Vacant Housing Units	81.4% 9.1%	63.9% 29.4%	61.6% 31.9%
	9.5%	6.7%	6.6%
	1,342	12,072	43,898
2030 Housing Units			
Owner Occupied Housing Units Renter Occupied Housing Units	81.4% 9.0%	64.3% 29.1%	62.1% 32.0%
<b>Median Age</b>			
2010	34.4	36.6	38.8
2020	SPS	B52)	S7y
2025	34.2	36.1	38.5
2030	35.1	36.9	39.7
<b>2025 Households by Income</b>			
Household Income Base <\$15,000	1,165	10,815	39,804
\$15,000 - \$24,999	0.1%	3.9%	4.5%
\$25,000 - \$34,999	0.8%	1.9%	4.3%
\$35,000 - \$49,999	1.4%	2.7%	3.9%
\$50,000 - \$74,999	2.4%	9.6%	8.9%
\$75,000 - \$99,999	7.0%	11.6%	13.9%
\$100,000 - \$149,999	10.7%	11.8%	13.1%
\$150,000 - \$199,999	46.4%	25.3%	22.7%
\$200,000+	16.3%	14.3%	12.4%
Average Household Income	14.8%	19.0%	16.2%
	\$149,748	\$152,419	\$134,083



EXCLUSIVELY OFFERED BY  
**COREY HALE**

Sales Associate  
License #183307



**Skybridge Real Estate**

701 Cedar Lake Boulevard  
Oklahoma City, OK 73114