



7576 N HWY 81, DUNCAN, OK

OFFERING MEMORANDUM: 100% LEASED MANUFACTURING/WAREHOUSE FACILITY

NEWMARK
ROBINSON PARK



OFFERED

EXCLUSIVELY BY

KRIS DAVIS, SIOR

kgdavis@newmarkrp.com
C: 405.202.9525

BRETT PRICE, CCIM, SIOR

bprice@newmarkrp.com
C: 405.613.8380

KARLEY HARPER, CCIM

kharper@newmarkrp.com
C: 405.371.3498

EXECUTIVE SUMMARY 3

Asset Summary

PROPERTY OVERVIEW 5

Property Details

Rent Roll

Property Photos



EXECUTIVE SUMMARY

INVESTMENT SUMMARY

Newmark Robinson Park is pleased to present the opportunity to purchase this **100% occupied** manufacturing/warehouse located in an industrial park with truck access from both US Hwy 81 and McCurdy Rd. It is equipped with high speed internet and features 29 offices, 3 conference rooms, a kitchen and data room. The smaller building features 7 individual bays with drive-thru doors. The property is leased to a Fortune 500 publicly traded company with a market cap of \$3.25B.

Duncan, OK is located in southwest Oklahoma with a population of approximately 45,000 and the average household income is \$75,875. Major employers in the city include Duncan Regional Hospital, Halliburton, Family Dollar Distribution Center and Wal-Mart.



DETAILS

Building Size	124,509 SF
Sale Price	Contact Broker
Tenant	Fortune 500 Publicly Traded Company
NOI	\$461,700

LEASE SUMMARY

Lease Rate	\$3.70/SF/YR (NNN)	Lease Commencement	10/01/2022
Monthly Rent	\$33,325/Mo	Lease Expiration	12/31//2027
Amortized Improvements	\$5,150/Mo (\$250,000 @ 8% for 5 years)	Renewal Options	(2) 5-year options
Annual Rent	\$399,900	Renewal Terms	\$37,302/Mo 1st option \$39,165.05/Mo 2nd option

PROPERTY HIGHLIGHTS



Stable Occupancy



Fortune 500
Company



Secured Facility



Highway Frontage



Heavy Power



Multiple Cranes



PROPERTY OVERVIEW

PROPERTY OVERVIEW

Property Type	Manufacturing/Warehouse/Office	Doors	56 grade level doors
Total SF	124,509 SF	Lighting	LED
Warehouse SF	116,509 SF	Lot Size	14.65 Acres
Office SF	8,000 SF	Yard	Fenced and graveled
Percentage Leased	100%	Power	2000 amps, 480V, 3-phase
Year Built	1990	Construction	Metal
Clear Height	14' - 18'	Fire Protection	Wet
Cranes	(2) 5-ton cranes, (7) 2-ton cranes, (1) 1-ton crane, (4) 1/2-ton jib cranes		

RENT ROLL

Square Feet	Lease Begin	Lease End	Lease Rate/SF	Monthly	Annually	Recovery Type	Renewal Options
124,509 SF	10.01.2022	11.30.2022	2 months free rent				
124,509 SF	12.01.2022	12.31.2027	\$3.70	\$33,325 \$5,150/Mo additional for amortized improvements	\$399,900	NNN	(2) 5-year

PROPERTY PHOTOS



PROPERTY PHOTOS



AERIALS



CONFIDENTIALITY + CONDITIONS

All materials and information received or derived from Newmark Robinson Park its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

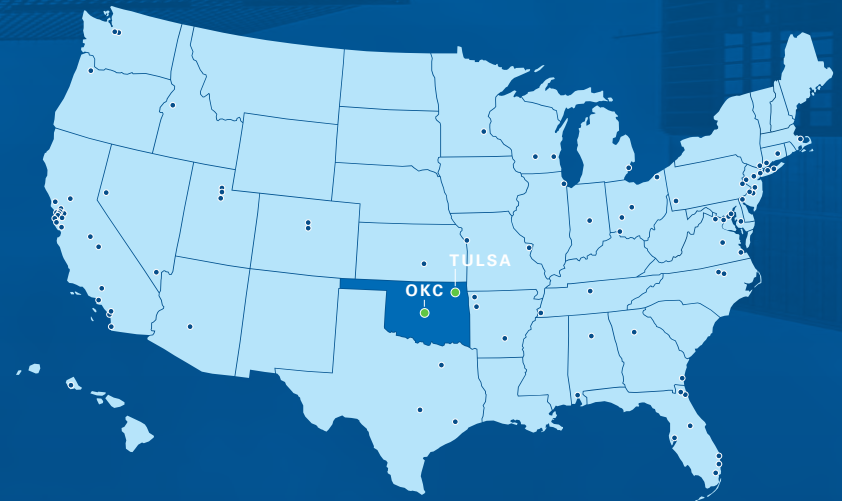
Neither Newmark Robinson Park its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Newmark Robinson Park will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Newmark Robinson Park makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Newmark Robinson Park does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Newmark Robinson Park in compliance with all applicable fair housing and equal opportunity laws.



NATIONAL REACH, LOCAL EXPERTISE

We are an affiliate of Newmark National, and as such have access to national data, trends and other resources. This includes up-to-the-minute response to COVID-19 and how it affects our clients.

**18,000 PROFESSIONALS
480 OFFICES WORLDWIDE
SIX CONTINENTS**

KRIS DAVIS, SIOR
Senior Vice President
kgdavis@newmarkrp.com
C: 405.202.9525

BRETT PRICE, CCIM, SIOR
Senior Managing Director
bprice@newmarkrp.com
C: 405.613.8380

KARLEY HARPER, CCIM
Senior Advisor
kharper@newmarkrp.com
C: 405.371.3498