

Trio CRE

11515 MAUI LN

**KOLOA INDUSTRIAL PARK
EDMOND, OK 73034**

FOR LEASE

\$8.95 / SF / YR

NNN

A **4,000 SF flex/industrial building** on a full acre in North Edmond's newest industrial park — 2024 construction, **400-amp 3-phase power**, spray-foam insulation, and a concrete drive court built for real work.

4,000_{SF}

BUILDING

1.0_{AC}

LOT

400A

3-PHASE POWER

16'

CEILING

2024

BUILT

EXCLUSIVELY LISTED BY

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WEB

TrioCRE.com

PROPERTY HIGHLIGHTS · FOR LEASE

POWER IN PLACE.



LEASE RATE **\$8.95 /SF/YR NNN**

BUILDING **4,000 SF**

LOT **1.0 AC · ZONED INDUSTRIAL**

ELECTRICAL **400A 3-Phase**

CLEAR HEIGHT **16' · 14' ROLL-UP DOOR**

BUILT **2024 · AVAILABLE NOW**

SERIOUS POWER

400-amp 3-phase base service with substantial additional electrical distribution already installed — capacity a machine shop, fabricator, or equipment-heavy operation would otherwise pay heavily to add.

BUILT TIGHT

Spray-foam insulation throughout the envelope, steel truss frame, and mini-split climate systems — a conditioned, efficient shell that works year-round in Oklahoma weather.

WORK OUTSIDE TOO

A full acre with a large concrete drive court, 14' roll-up access, and a covered front porch entry — room to stage, load, park, and maneuver trucks and trailers.

\$2,983 /MO

BASE RENT — \$8.95/SF/YR on 4,000 SF (≈\$35,800/YR), triple-net; tenant reimburses taxes, insurance & common expenses (estimates available from broker). Term, improvements, and restroom finish-out negotiable — the interior is a clean slate ready to fit your operation.

THE SPACE & THE SETTING

ROOM TO WORK.



FULL-LENGTH EXTERIOR



CLEAR-SPAN INTERIOR



FINISH TO SUIT

Koloa Industrial Park is North Edmond's newest industrial address — a fast-growing park of 2024–2025 construction off Sooner Road between Edmond and Guthrie, minutes from I-35. Stabilized buildings in the park are essentially fully occupied, and the businesses signing here are working operators: automotive and truck repair, trade contractors, and recreation users.

For a tenant, that means **new-construction quality without the metro price tag** — a professional park address, neighbors who run real businesses, and interstate access that puts the entire north metro within a half-hour drive.

Occupancy and tenancy context per CoStar, July 2026. Drive times approximate.

±5 MIN

I-35 access — direct metro & interstate reach

±15 MIN

Downtown Edmond, UCO & retail amenities

±15 MIN

Guthrie — Logan County seat

±30 MIN

Downtown Oklahoma City

SCHEDULE A TOUR

CONTACT **TRIO CRE.**

LISTING BROKER

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TRIO

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"Our future legacy is to continue to iterate the 'skyline' of Oklahoma for the next generation."

Trio CRE is a full-service Oklahoma-based commercial brokerage delivering institutional-grade representation for office, industrial, retail, and investment-sale assignments across the OKC metro and statewide.

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