

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$10.00 SF/yr (\$2,083/month)
Lease Type:	NNN
Available SF:	2,500 SF
Zoning:	Unincorporated
Market:	Oklahoma City Metro
Submarket:	Edmond / Guthrie

PROPERTY OVERVIEW

We are excited to introduce a customizable turnkey construction opportunity at the Koloa Industrial Park complex in North Edmond. This flexible 2,500 SF space features high ceilings and a versatile layout, making it perfect for a range of business applications, including industrial operations, warehousing, and adaptable work environments. Don't miss your chance to secure the last available unit, this opportunity won't last long.

Conveniently situated just north of Charter Oak on Sooner Rd., this property provides easy access to the Oklahoma City metropolitan market, enhancing your business's reach.

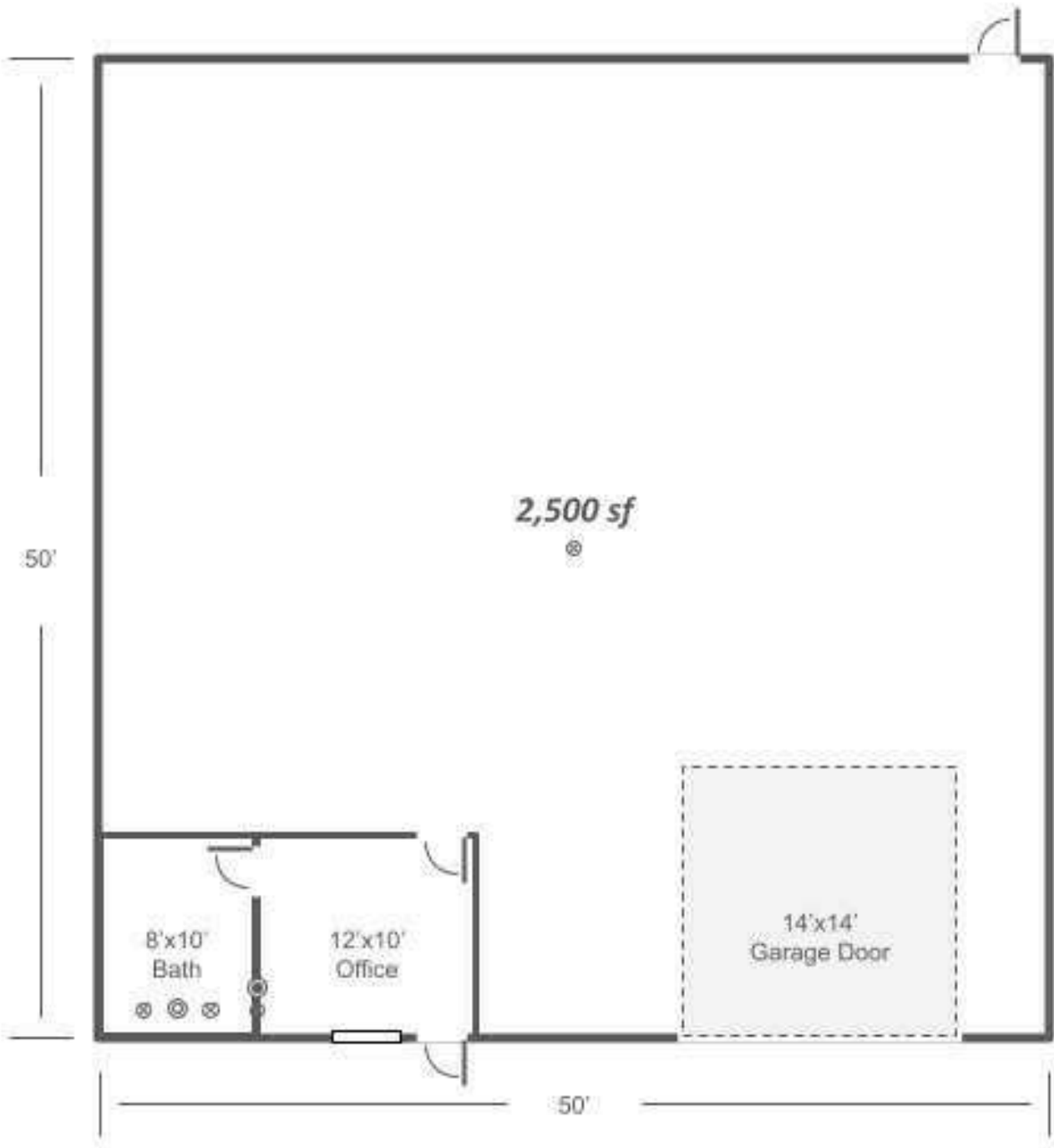
PROPERTY HIGHLIGHTS

- 3 phase electricity, water well, septic (ONG on site)
- 14' x 14' overhead doors with automatic door lift
- 20' clear height ceilings
- New constructed fully insulated warehouse with a bathroom and office (HVAC)
- AT&T Fiber Internet, Ample Parking
- Ample Parking

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UNIT LAYOUT

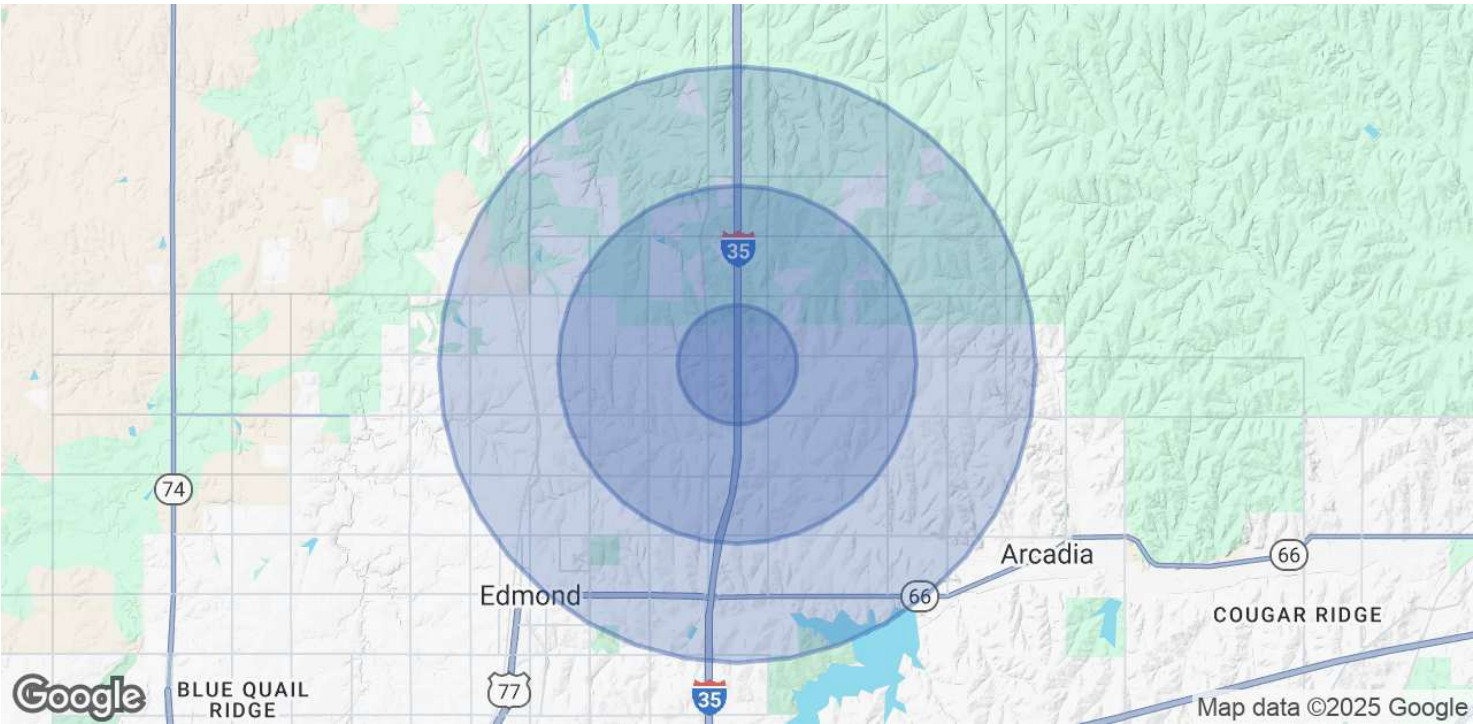


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A map of Oklahoma City and surrounding areas, showing major highways, cities, and a blue location pin in the center of the city. The map includes labels for cities like Oklahoma City, Edmond, Guthrie, Langston, Stillwater, and Norman. Major highways such as I-35, I-40, I-44, and US-81 are visible. A blue location pin is placed in the center of Oklahoma City. The map also shows surrounding areas like Chickasha, Norman, and Seminole. The Google logo is in the bottom left corner, and the text 'Map data ©2025 Google' is in the bottom right corner.

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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,145	19,479	65,380
Average Age	38	39	39
Average Age (Male)	37	39	38
Average Age (Female)	38	40	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	388	6,684	24,249
# of Persons per HH	3	2.9	2.7
Average HH Income	\$186,559	\$176,042	\$153,376
Average House Value	\$647,630	\$493,497	\$432,253

Demographics data derived from AlphaMap

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