CENTENNIAL INDUSTRIAL PARK OFFICE/WAREHOUSE

FOR LEASE



2600 Linda Lane, Edmond, Oklahoma 73013



Presented By:

George W. Huffman

CEO | Managing Broker M: 405.409.4400 O: 405.752.2525 george@iwpok.com



EXECUTIVE SUMMARY Versatile Office/Warehouse in Prime Edmond Location

This upgraded office/warehouse in Centennial Industrial Park offers a highly functional and energy-efficient space designed for a variety of industrial or office uses. Featuring an attractive brick façade and a double-insulated roof for improved energy efficiency, this property boasts a high office-to-warehouse ratio, with most areas fully climate-controlled.

Additional highlights include:

- · High ceilings for increased storage and workspace flexibility
- Rear overhead doors for easy loading and logistics
- Ample free parking directly in front of each suite
- Surrounded by similar industrial and office/warehouse businesses, fostering a professional environment

Prime Edmond Location:

Conveniently situated west of Broadway Extension, near the Kelly & 33rd Street intersection, this property provides easy access to Broadway Extension (I-235) and Kilpatrick Turnpike (I-344), ensuring smooth connectivity to the greater Oklahoma City metro.

This property is perfect for Light Industrial & Trades, storage & distribution, creative & technical businesses, and so much more.

Call: George Huffman @ 405-409-4400 | george@iwpok.com

OFFERING SUMMARY	
------------------	--

\$12.00 SF / YEAR

AVAILABLE SF	10,000
LAND	1.46 Acres
LEASE TYPE	NNN
OPEX RATE	\$2.50/ SF
TYPICAL TERM	3-5 Years
CO-BROKERAGE	3% Primary Term

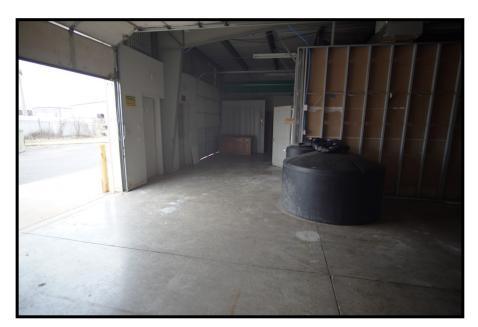


SPACES	LEASE RATE	SPACE SIZE	SPACE USE
Suite 1,2,& 3	\$12.00 SF/yr (NNN)	6,000 SF	Office/Warehouse
Suite 5	\$12.00 SF/yr (NNN)	2,000 SF	Office/Warehouse
Suite 6	\$12.00 SF/yr (NNN)	2,000 SF	Office/Warehouse







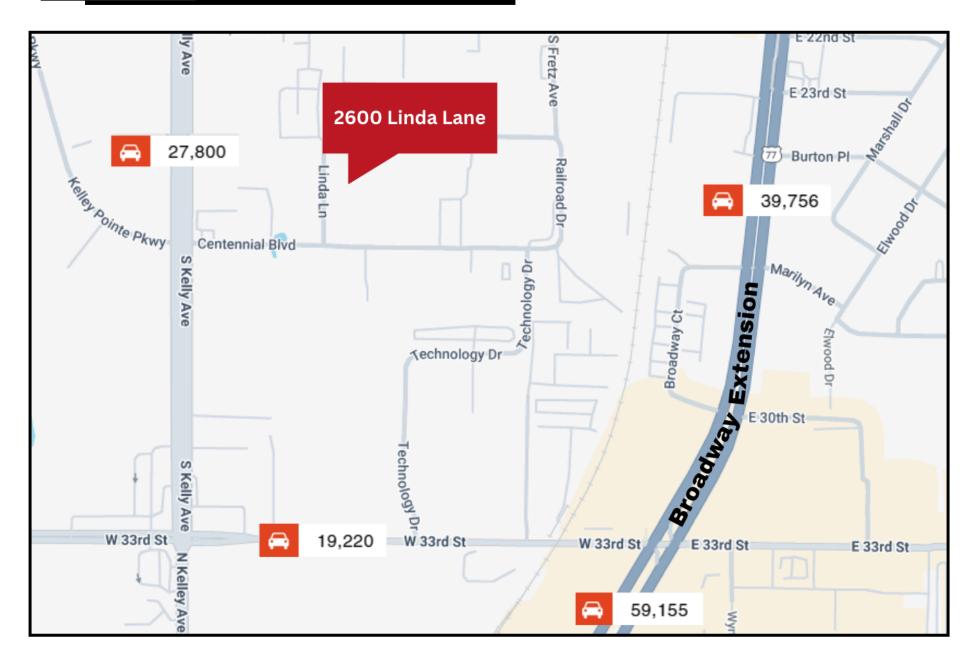
















Highlights:

- Highly sought after area in Edmond!
- Double insulated roof for energy efficiency
- 100% HVAC including warehouses
- Ample free parking directly in front of each suite

Call: George Huffman @ 405-409-4400 | george@iwpok.com



2600 Linda Lane, Edmond, Oklahoma 73013



Oklahoma City, OK 73116

Presented By:

George W. Huffman CEO | Managing Broker M: 405.409.4400 O: 405.752.2525 george@iwpok.com