

FOR SALE

INDUSTRIAL PROPERTY

301 Koloa Ave.
Edmond, OK 73034

ALEX SAMPLES

405.464.3030
alex@creekcre.com

JOHNNY STRADAL

405.990.0569
johnny@creekcre.com

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$440,000
Building Size:	4,000 SF
Lot Size:	1.24 Acres
Price / SF:	\$110.00
Year Built:	2022
Zoning:	Unincorporated

PROPERTY OVERVIEW

This property is conveniently located near the entrance of the Koloa Industrial Park on Koloa Ave. with easy access to I-35. The space is built out with electrical and restroom facilities and features a wide, open warehouse layout, making it well suited for flex or industrial users.

PROPERTY HIGHLIGHTS

- 3-phase electrical service with 800 amps
- Clear-span building with 14'10" ceiling clearance
- 14' H x 16' W overhead door
- On-site water well
- Restroom plus two enclosed, climate-controlled rooms with HVAC (see floor plan)
- Spray-foam insulated
- Convenient access to Sooner Road
- Large lot with potential yard space

ALEX SAMPLES
405.464.3030
alex@creekcre.com

JOHNNY STRADAL
405.990.0569
johnny@creekcre.com

ADDITIONAL PHOTOS



ALEX SAMPLES
405.464.3030
alex@creekcre.com

JOHNNY STRADAL
405.990.0569
johnny@creekcre.com

FLOOR PLAN



ALEX SAMPLES
405.464.3030
alex@creekcre.com

JOHNNY STRADAL
405.990.0569
johnny@creekcre.com

A map of the Oklahoma City area, showing major highways and surrounding cities. A blue pin marks the location of 301 Koloa Ave, which is situated near the intersection of Interstate 35 and Highway 74. The map includes labels for various cities and towns such as Lovell, Mulhall, Crescent, Guthrie, Seward, Edmond, Arcadia, Luther, Wellston, Ross, Jones, Choctaw, Harrah, McLoud, Del City, Valley Brook, Forest Park, Spencer, Bethany, Nichols Hills, Yukon, Piedmont, Cashion, Twin Lakes, Cedar Valley, Meridian, Fallis, and Perkins. Major highways shown include I-35, I-40, I-44, I-49, I-240, and US-77. A compass rose is visible in the bottom left corner, and the Google logo is in the bottom left corner. Map data is attributed to ©2026 Google.

JOHNNY STRADAL
405.990.0569
johnny@creekcre.com