



# FOR SALE

## INDUSTRIAL PROPERTY

301 Koloa Ave.  
Edmond, OK 73034



ALEX SAMPLES

405.464.3030

[alex@creekcre.com](mailto:alex@creekcre.com)

JOHNNY STRADAL

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## 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.

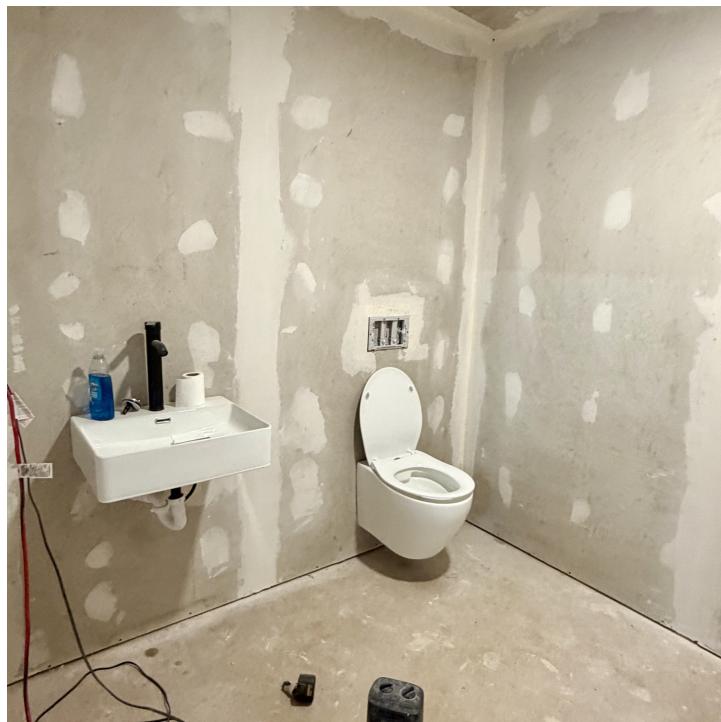
### PROPERTY HIGHLIGHTS

- 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

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## ADDITIONAL PHOTOS



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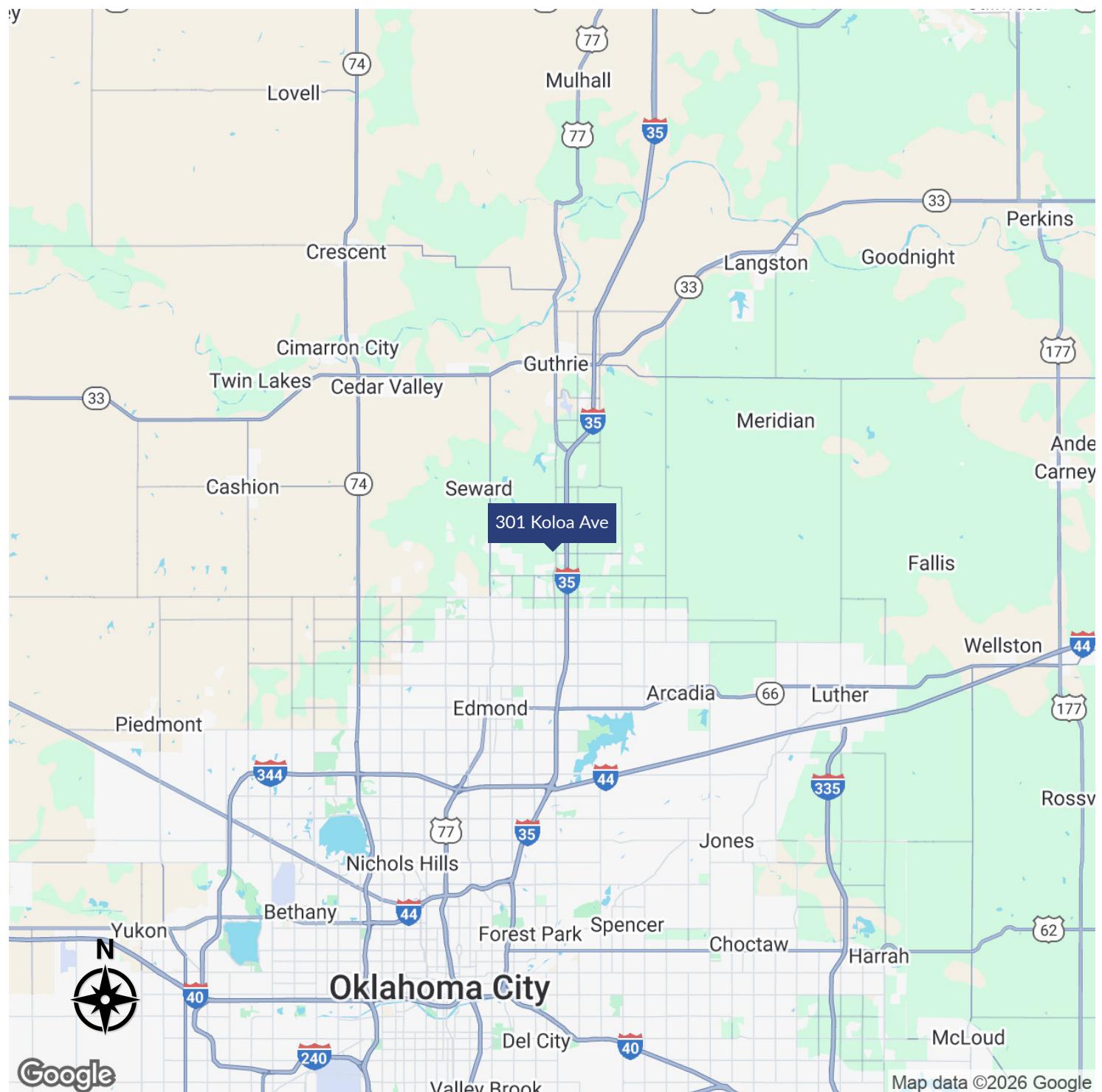
## FLOOR PLAN



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## LOCATION MAP



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