

Mustang South Business Park

Mustang South Development, Mustang, OK 73064

MCGEE COMMERCIAL REAL ESTATE

Presented By:
McGee Real Estate Services

Newly constructed, Garden Office D, is located in the Mustang South development off Hwy 4, just south of Hwy 152 in Mustang, OK. It consists of 3,399 square feet of rentable area and can be leased to one tenant or demised for multiple tenants (minimum rentable area 850 sq

The interior buildout will feature multiple dedicated offices, two restrooms, a coffee bar area and a kitchenette.

The gross land area is .40 acres, of which will include 17 parking spaces.

Net lease rates are \$25.00 psf.

Tenant reimbursements include proportionate share of Taxes, Insurance, CAM and Utilities.



	<u>Leased Area (Sq. Feet)</u>	<u>Common Area Allocation</u>	<u>Alloc/Floor Total Lease Share</u>	<u>Proportionate Share</u>
Unit # Building D				
A Vacant	732	126	858	25.25%
D Vacant	729	126	855	25.14%
B Vacant	720	124	844	24.83%
C Vacant	718	124	842	24.78%
Common Area - S. Building	501	(501)	-	
Total Bldg	<u>3,399</u>	<u>-</u>	<u>3,399</u>	<u>17.29%</u>



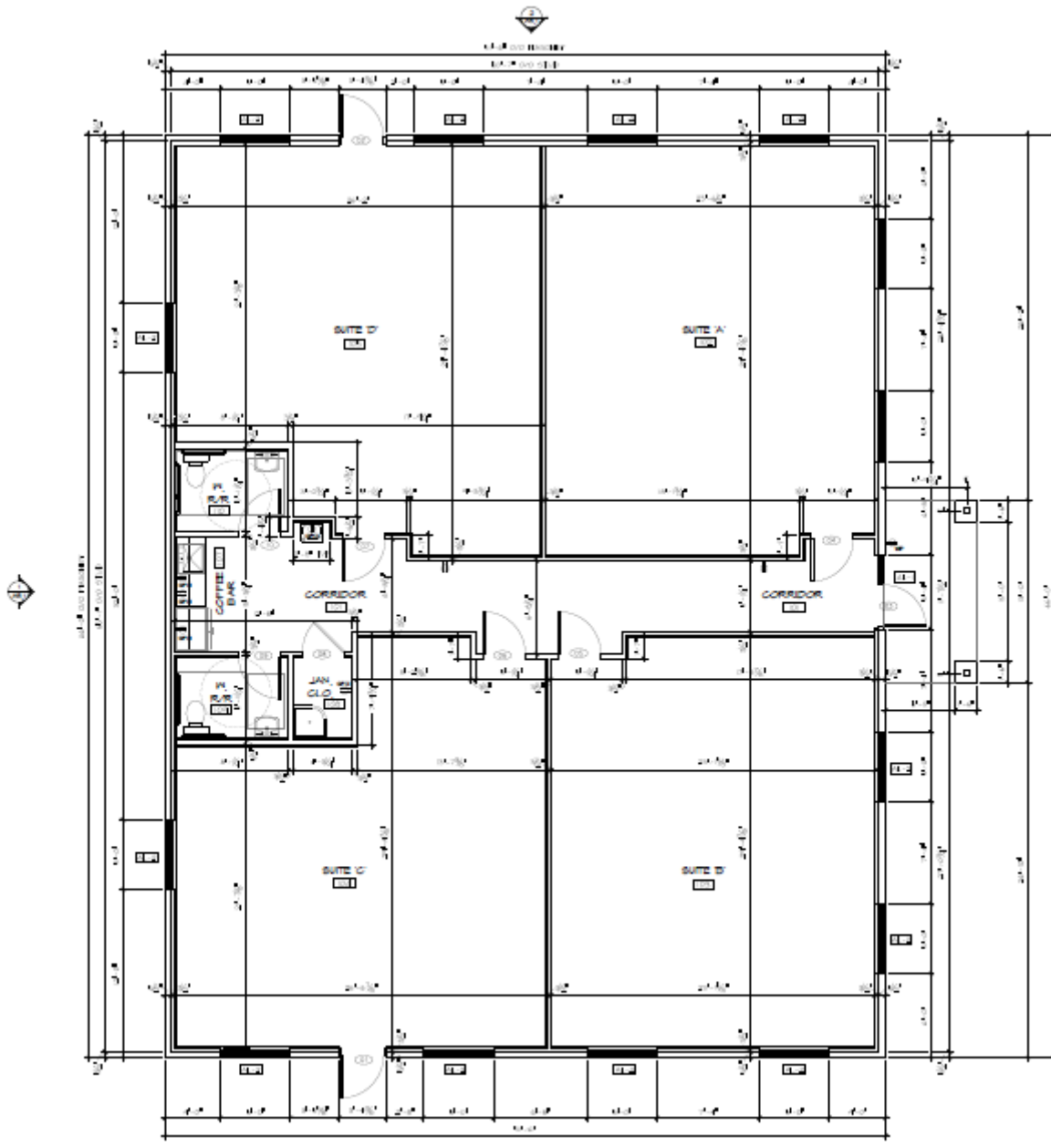
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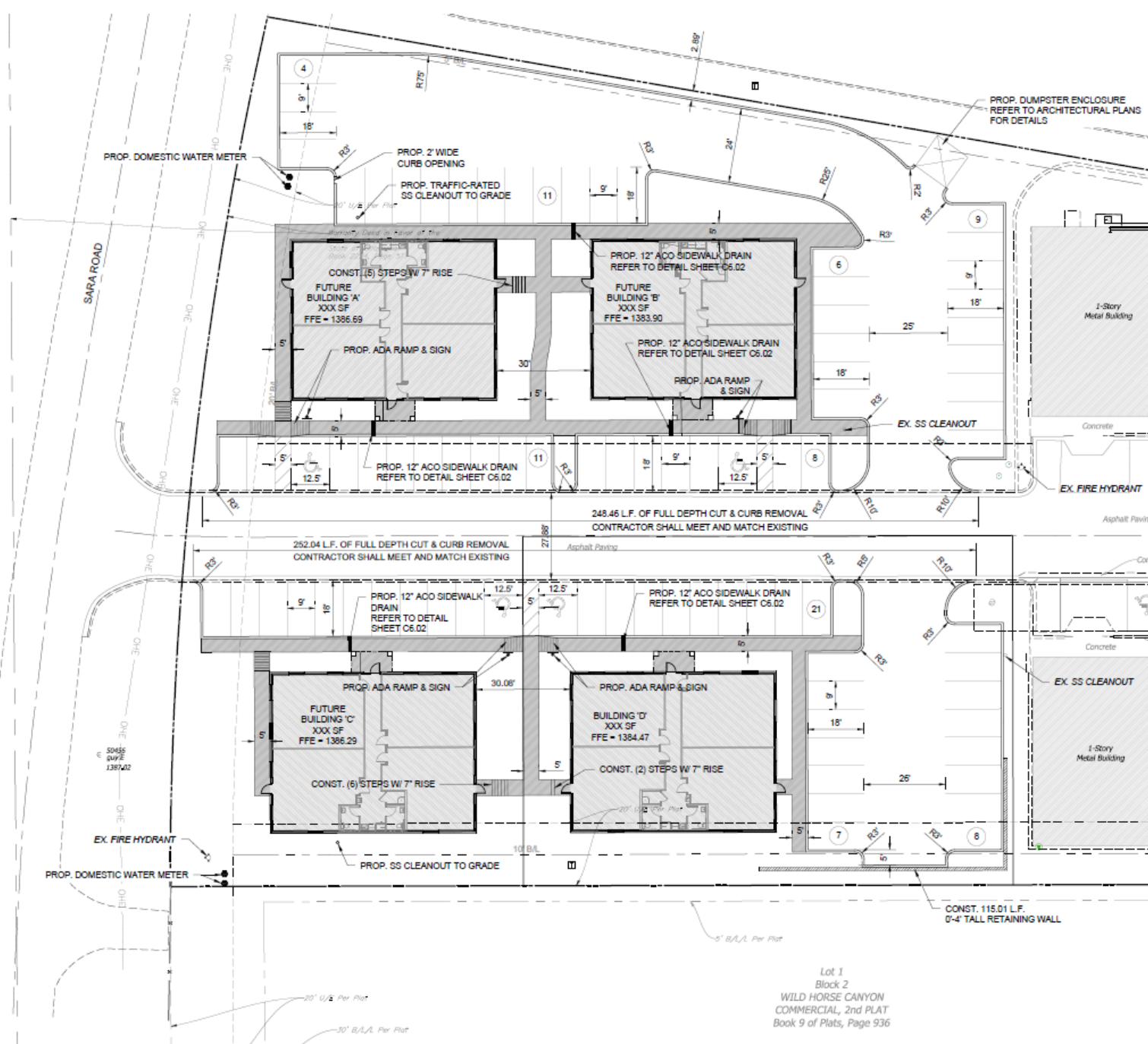


TOTAL BUILDING FOOTPRINT = 48,991 SF
 TOTAL GROSS SF (GFA) = 58,871 SF
 OCCUPANCY LOAD = 1,780 + 32 OCCUPANTS
 HAZARDOUS CORRIDOR PATH OF TRAVEL DISTANCE TO (SOUTH)

FLOOR PLAN

SCALE = 1/4" = 1'-0"





PROP. DUMPSTER ENCLOSURE
REFER TO ARCHITECTURAL PLANS
FOR DETAILS

1-Story
Metal Building

Concrete

EX. FIRE HYDRANT

Asphalt Paving

Cor

Concrete

EX. SS CLEANOUT

1-Story
Metal Building

CONST. 115.01 L.F.
0'-4" TALL RETAINING WALL

Lot 1
Block 2
WILD HORSE CANYON
COMMERCIAL, 2nd PLAT
Book 9 of Plats, Page 936



CASHSAVER

TSC TRACTOR SUPPLY CO.

McDonald's

BOB'S BURGER JOINT EST. 2009

Pizza Hut

WHATABURGER

SUBWAY

ST HWY 152 (25,000+ VPD)

Locke SUPPLY CO.

Walmart

KFC

Arby's

BRAUM'S

HWY 4 (13,000+ VPD)

LOWE'S

SITE

ATWOODS Ranch Home