



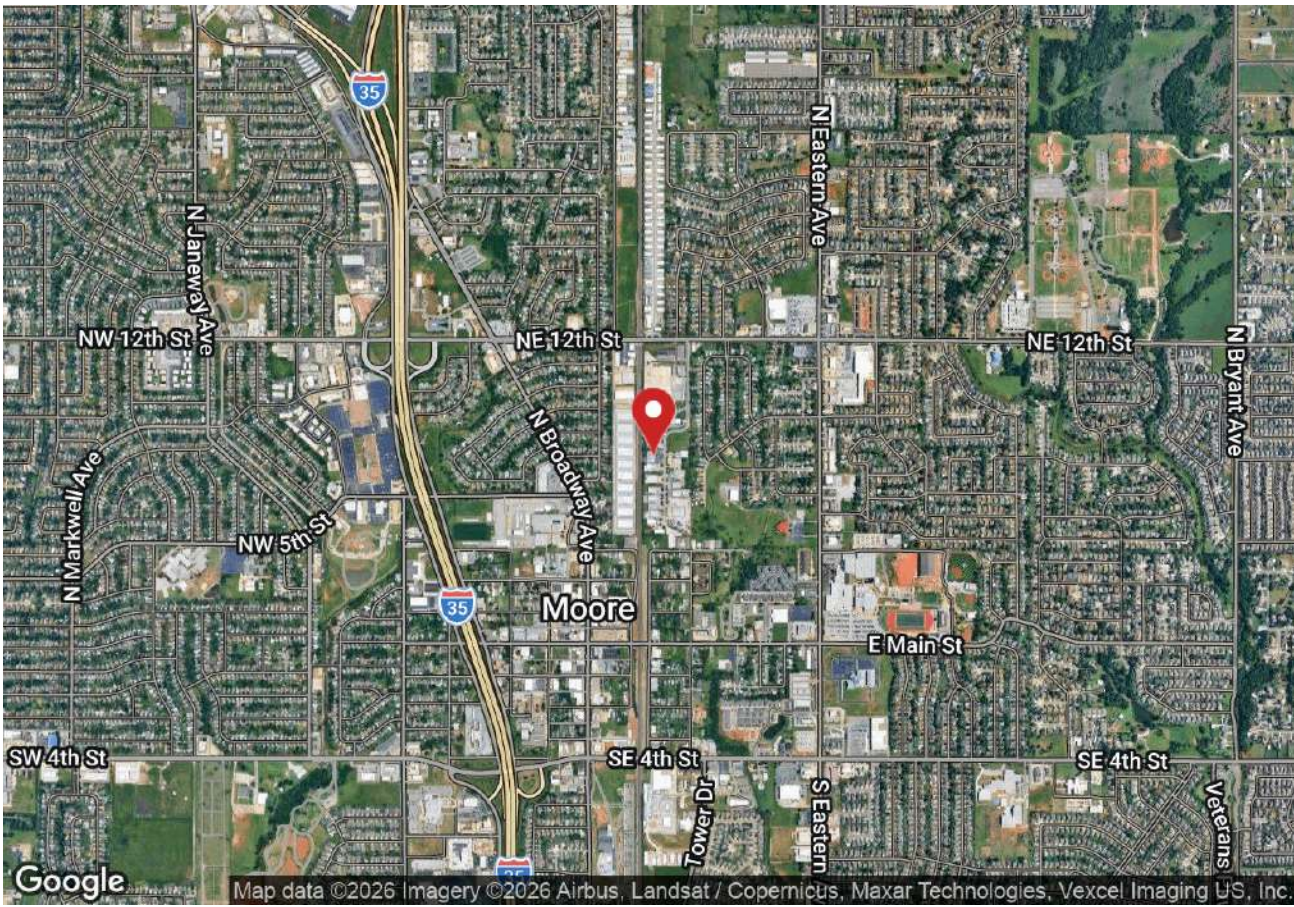
FOR LEASE

Office/Warehouse Space

PROPERTY OVERVIEW	OFFERING SUMMARY										
- Professional office layout with dedicated warehouse space - Conveniently located near I-35 - Large training room for meetings or group use - Spacious kitchen/breakroom - Multiple private offices with open areas for cubicles - Signage on building	<table> <tr> <td>Lease Rate:</td><td>\$9.00 SF/yr (NNN)</td></tr> <tr> <td>Available SF:</td><td>12,600 SF</td></tr> <tr> <td>Lot Size:</td><td>1.04 Acres</td></tr> <tr> <td>Zoning:</td><td>I-1</td></tr> <tr> <td>Year Built</td><td>2005</td></tr> </table>	Lease Rate:	\$9.00 SF/yr (NNN)	Available SF:	12,600 SF	Lot Size:	1.04 Acres	Zoning:	I-1	Year Built	2005
Lease Rate:	\$9.00 SF/yr (NNN)										
Available SF:	12,600 SF										
Lot Size:	1.04 Acres										
Zoning:	I-1										
Year Built	2005										

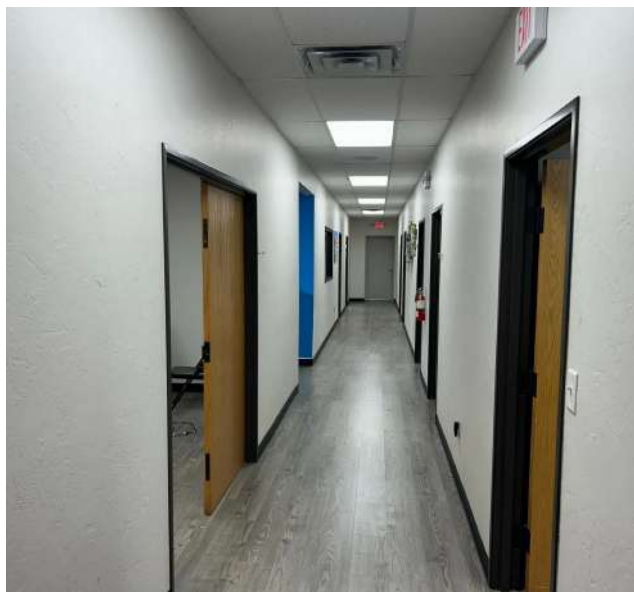
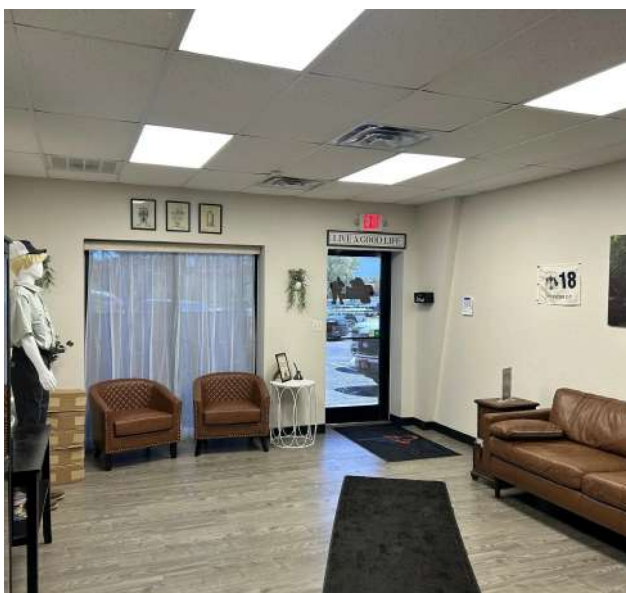
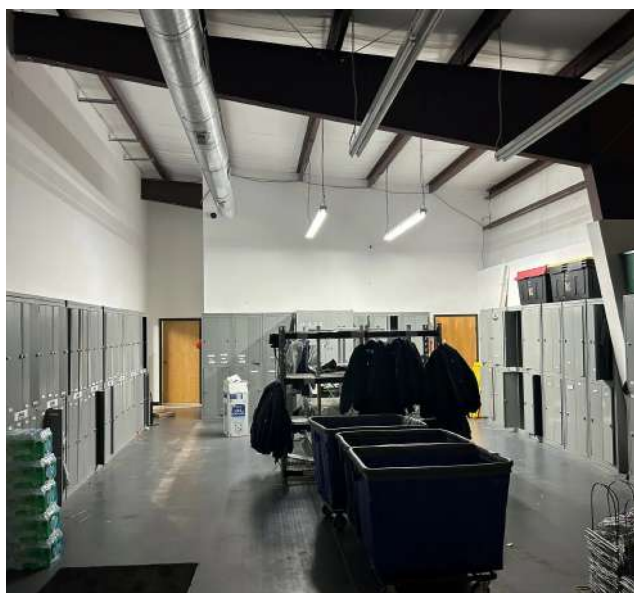
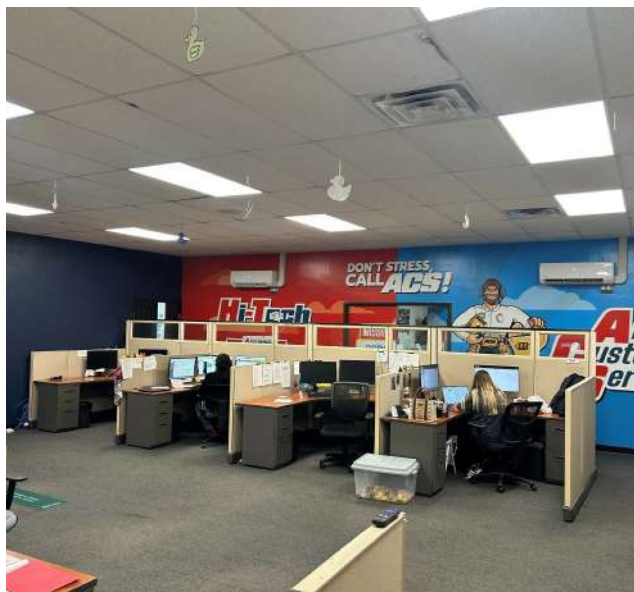
Josh White
 405.417.6761 | josh@fleskeholding.com

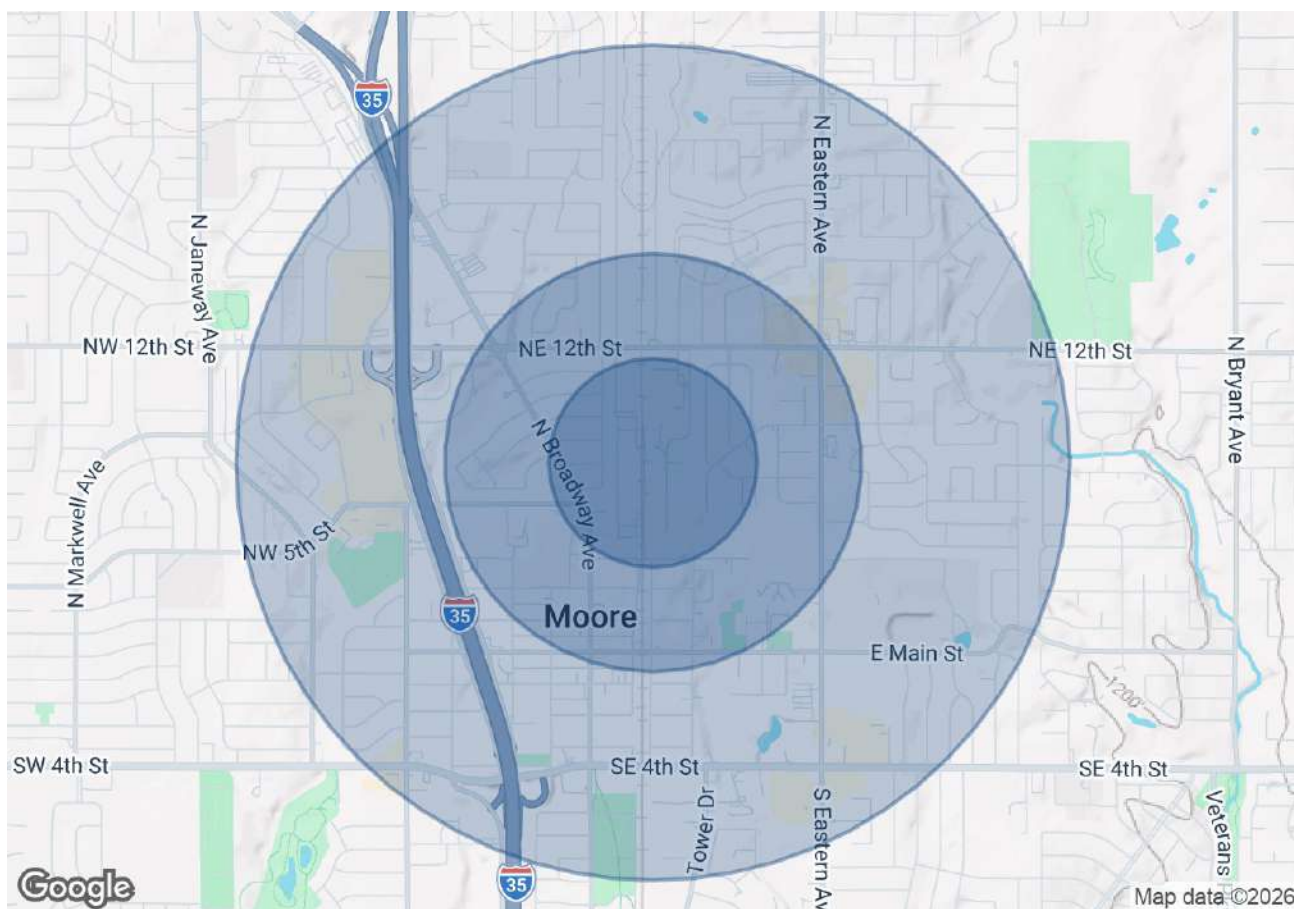




Josh White
405.417.6761 | josh@fleskeholding.com







POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	810	3,216	12,822
Average Age	45.0	44.3	39.5
Average Age (Male)	43.4	43.2	39.0
Average Age (Female)	45.2	44.3	38.8

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	334	1,307	4,977
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$57,907	\$66,748	\$80,458
Average House Value	\$166,811	\$178,995	\$176,482

2023 American Community Survey (ACS)