



# 1401-1433 Fretz Dr – Central Edmond Flex/Industrial

## PROPERTY OVERVIEW

- 2 Industrial Flex buildings
- 72% occupied with long-term tenants
- Owner will guarantee one year of rent on vacant spaces to be paid at closing
- 6 of 7 units are fully climate controlled.
- Each space has 12' grade level overhead door on rear of suite
- 25,000+ SF of yard that can be fenced for secure storage

## OFFERING SUMMARY

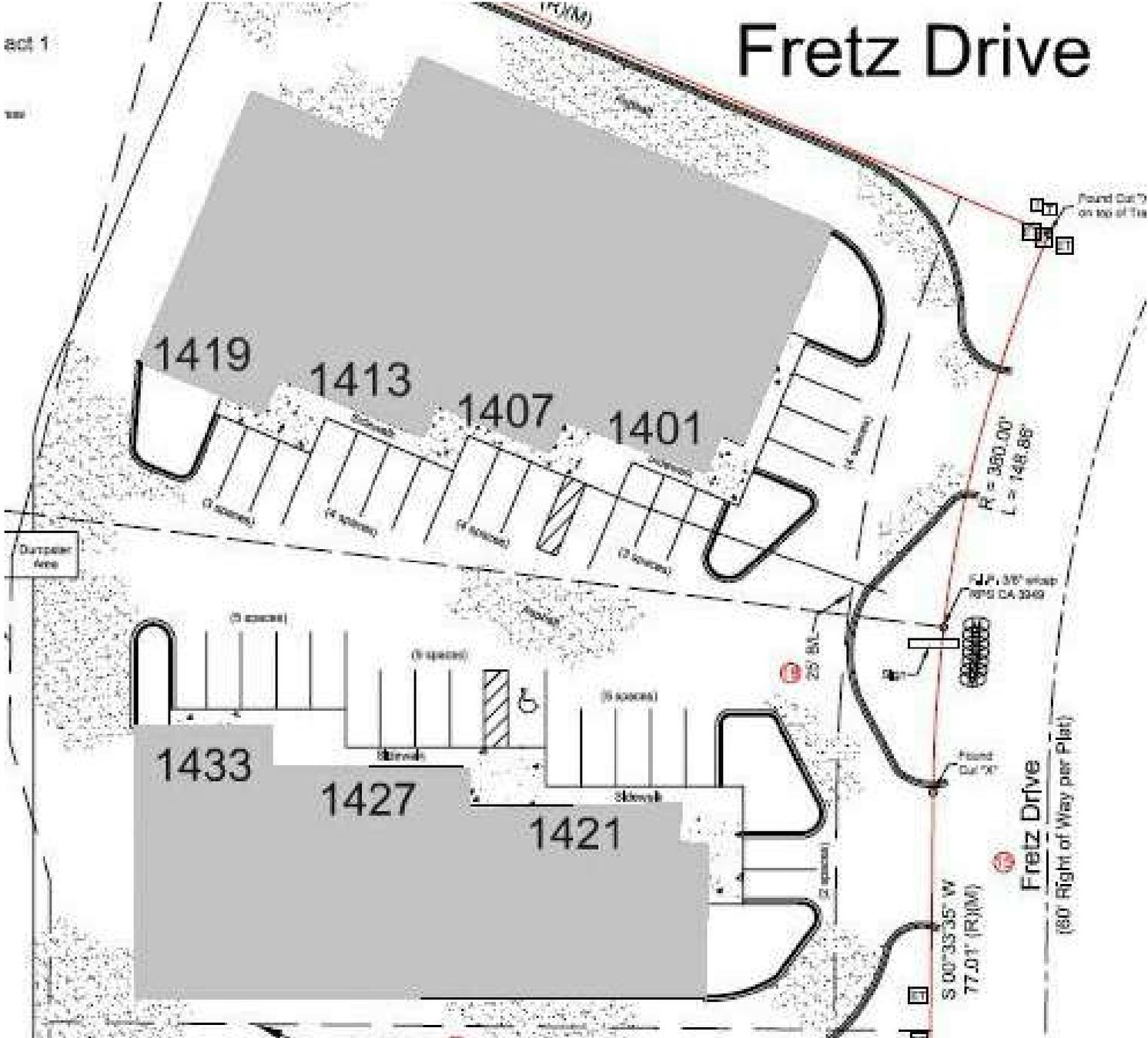
Sale Price:	\$2,750,490
Price/SF:	\$135/SF
Total SF:	20,374 SF
Building 1401-1419:	11,830 SF
Building 1421-1433:	8,530 SF
Lot Size:	1.125 Acres
Year Built:	2002
Zoning:	E-3, restricted light industrial

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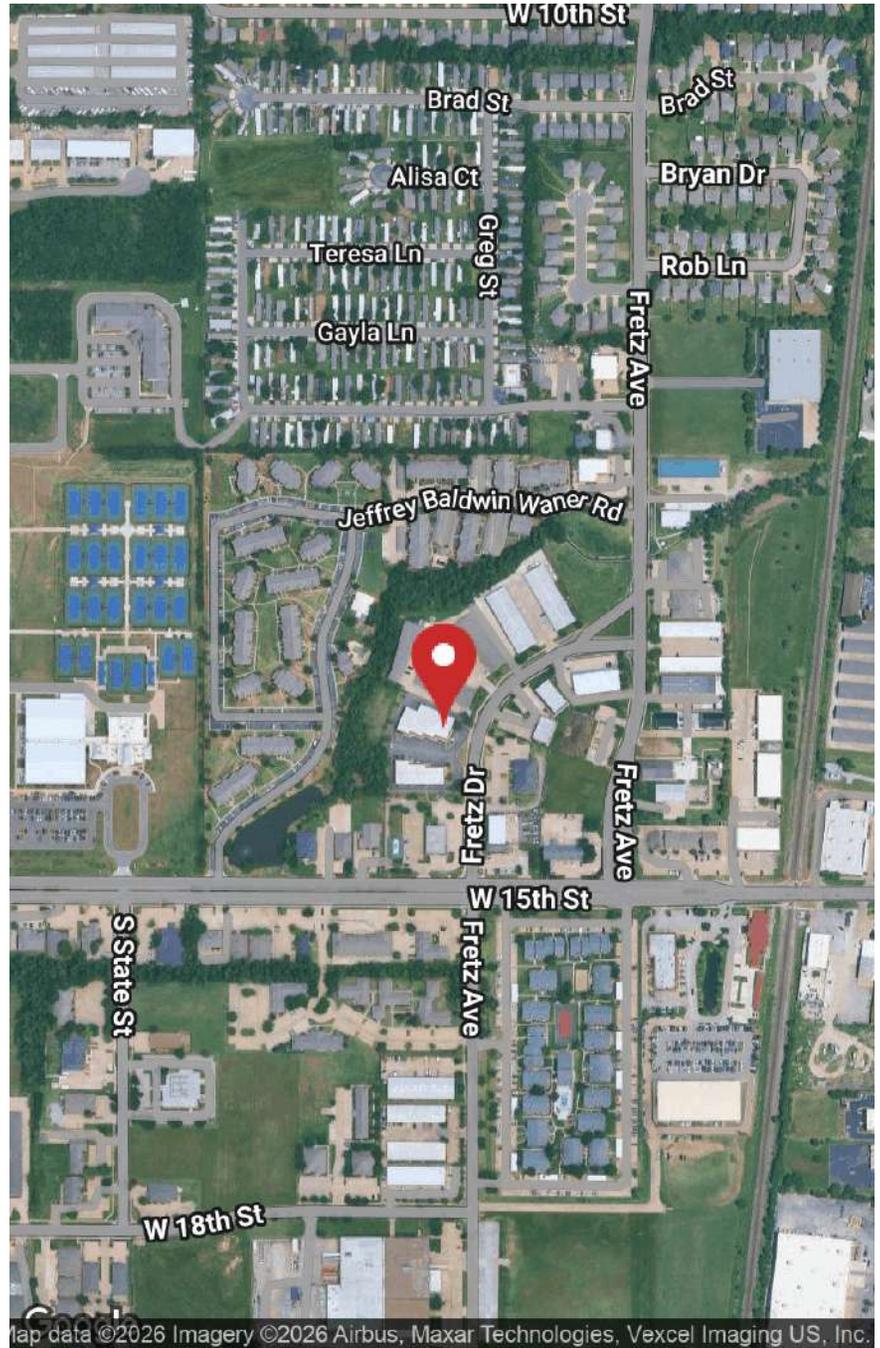
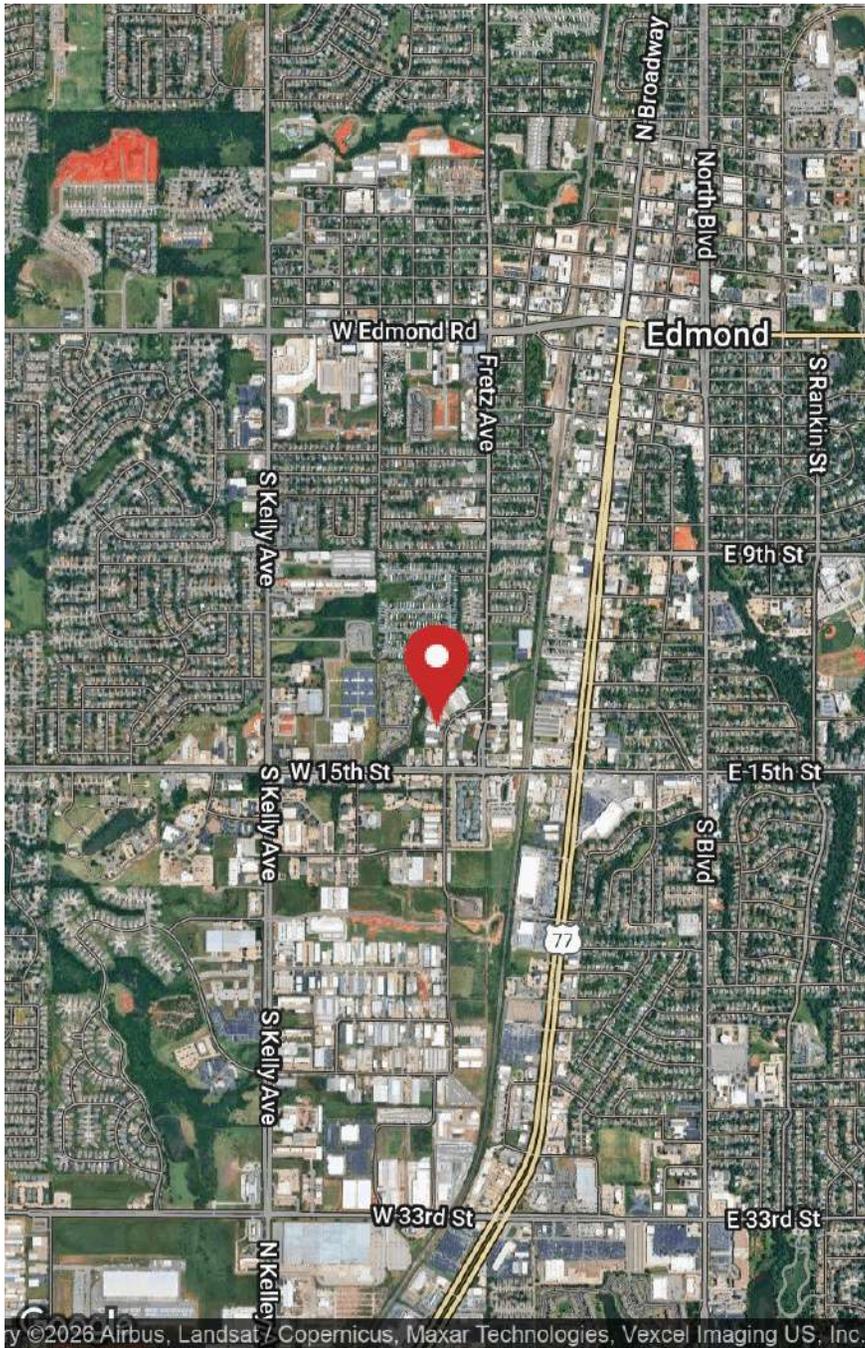
# Fretz Drive



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