

26170 Highway 281 Spur

GEARY, OK 73040



18,314± SF
FOR SUBLEASE
THROUGH 12/10/2035

CBRE

STREAM®

Exceptional Turnkey Headquarters Opportunity

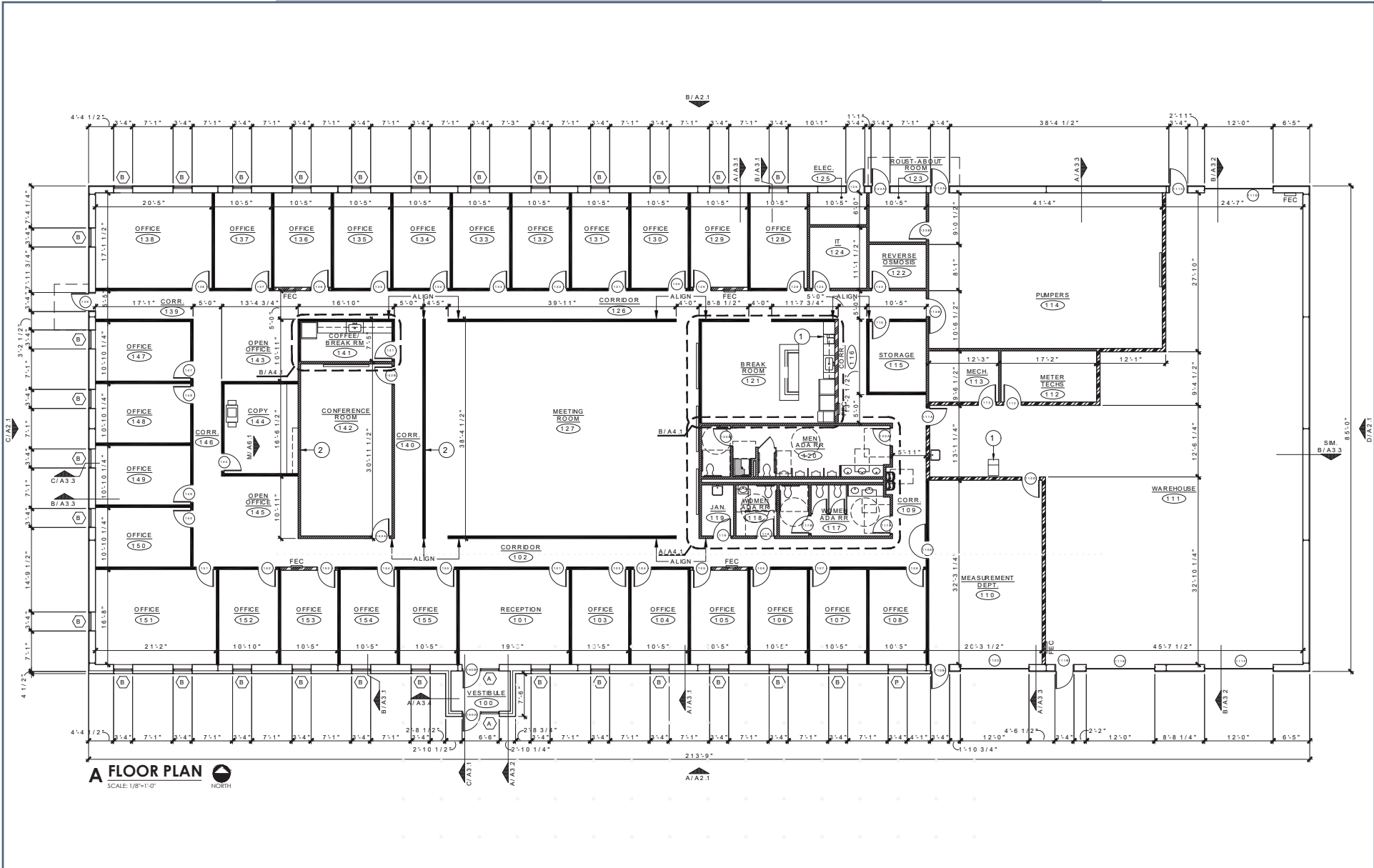
The 18,314± SF property features 14,281± SF of modern, highly improved office space and 4,033± SF of climate-controlled warehouse space, delivering a turnkey headquarters solution with immediate operational capability. Ideally suited for energy, construction, logistics, engineering, field services, and corporate users, the facility offers a secure, professional campus-style environment designed to support growth and efficiency. The existing lease term extends through December 10, 2035.



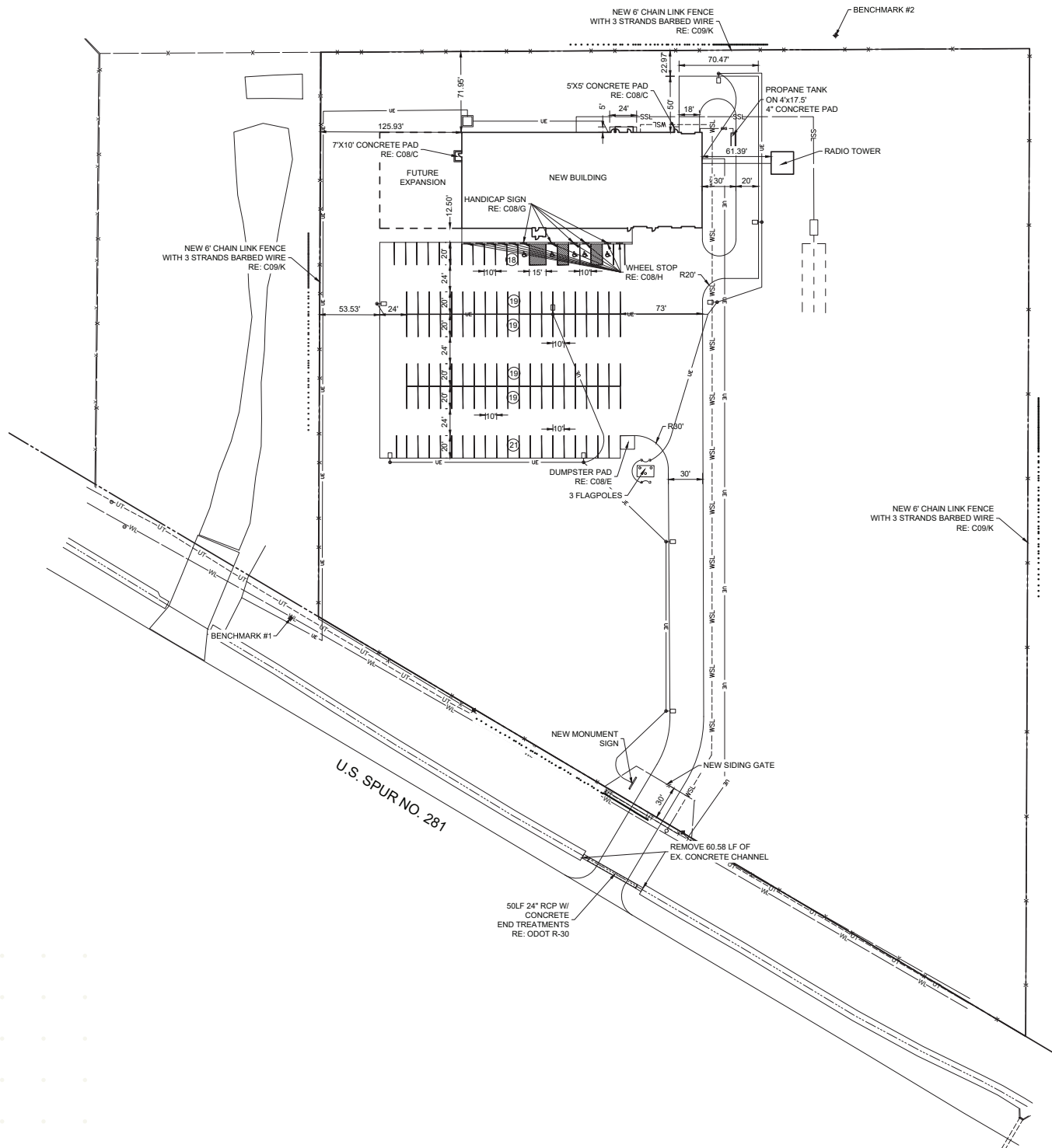
PROPERTY HIGHLIGHTS

- › 18,314± SF Total
- › 14,281± SF Office
- › 4,033± SF Warehouse
- › 10± Acre Site
- › Built in 2021
- › Single story pre-fabricated building built on steel frame
- › 6' reinforced concrete slab flooring on grade level
- › Roof is pre-engineered fabricated metal pitched roofing system with eave enclosures joined by pre-finished metal canopies, gutters and downspouts
- › Exterior lighting uses HID lamps
- › 14' - 20' Clear height in warehouse
- › (4) Grade level overhead doors
- › Fully climate controlled with 10 Carrier units
- › Has both electric and gas heating units
- › Office has 29 private offices, multiple large meeting rooms and one large open area with plug and play stations
- › Large kitchen/break area
- › (4) restrooms (showers included)
- › Gated access with 6' fencing around the perimeter of the property
- › Monument signage
- › Utilities: gas, electric, storm sewer, domestic water and sanitary
- › 100 parking spaces + 5 ADA spaces and additional truck parking

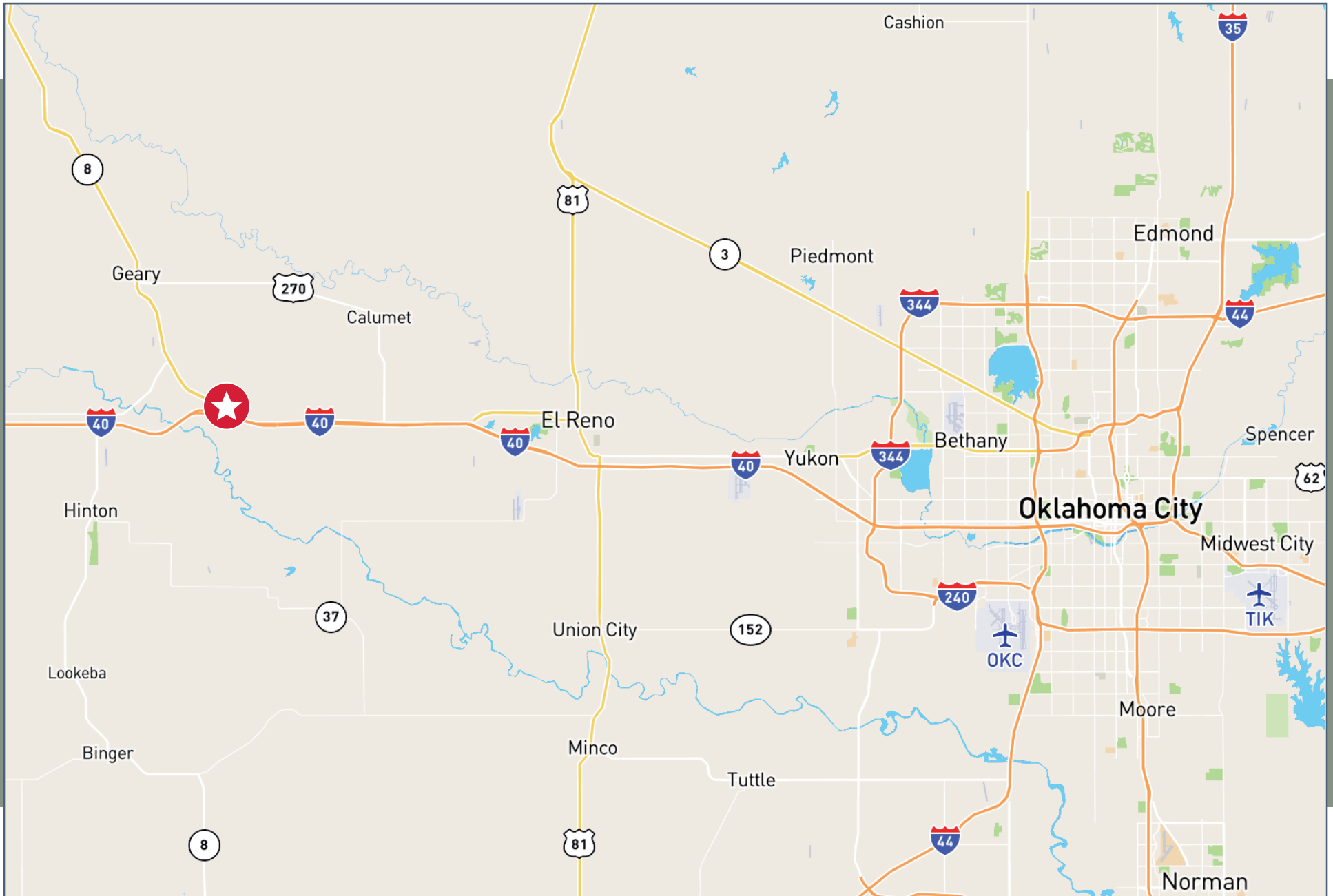




SITE PLAN



PROPERTY LOCATION



26170 Highway 281 Spur

G E A R Y , O K 7 3 0 4 0



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