

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$12 SF/yr (NNN)
Available SF:	1,408 - 2,816 SF
Lot Size:	17 Acres
Available Units:	3
Year Built:	2023
Zoning:	E-3
Market:	Oklahoma City Metro
Submarket:	Edmond

PROPERTY OVERVIEW

FLEX INDUSTRIAL SPACE AVAILABLE IN THE HEART OF EDMOND

Available spaces range from 1,408–2,816 SF, with an additional 2,130 SF space available. Only three spaces remain, offering flexible options in one of Edmond's most desirable and accessible locations.

PROPERTY HIGHLIGHTS

- 14' H x 12' W Overhead Doors
- Clear-Span Warehouse Space with Tall Ceilings
- Office and Private Restroom Included
- Flexible Layouts, Customizable to Tenant's Needs
- Ample On-Site Parking For Customers and Employees
- Only 3 Spaces Remaining

SPACES

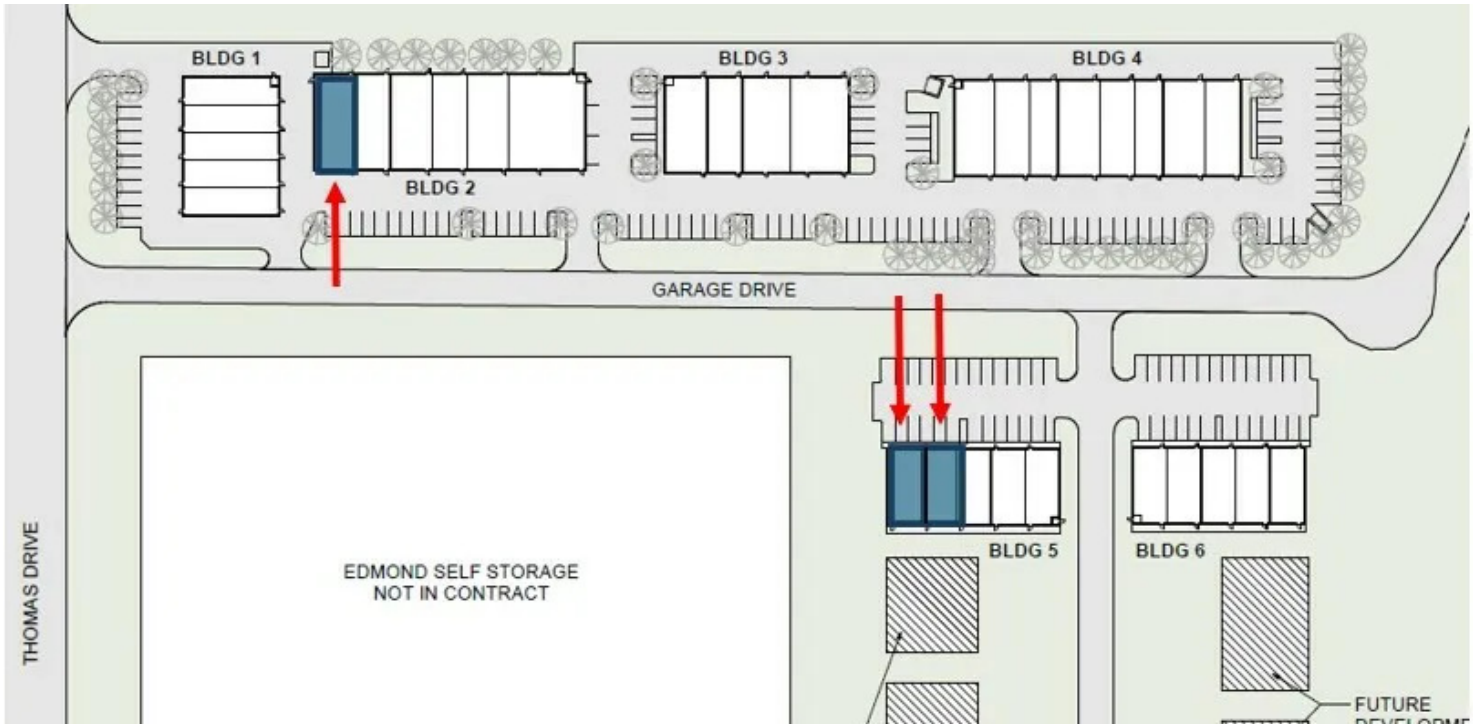
	LEASE RATE	SPACE SIZE
224 Garage Dr. Bldg 5 #112	\$12.00 SF/yr	1,408 - 2,816 SF
224 Garage Dr. Bldg 5 #116	\$12.00 SF/yr	1,408 - 2,816 SF
241 Garage Dr. Bldg. 2 #100	\$12.00 SF/yr	2,130 SF

johnny@creekcre.com
405.990.0569
JOHNNY STRADAL

ethan@creekcre.com
405.830.0252
ETHAN SLAVIN

tyler@creekcre.com
405.973.8435
TYLER HUXLEY

LEASE SPACES



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,408 - 2,816 & 2,130 SF	Lease Rate:	\$12 SF/yr

AVAILABLE SPACES

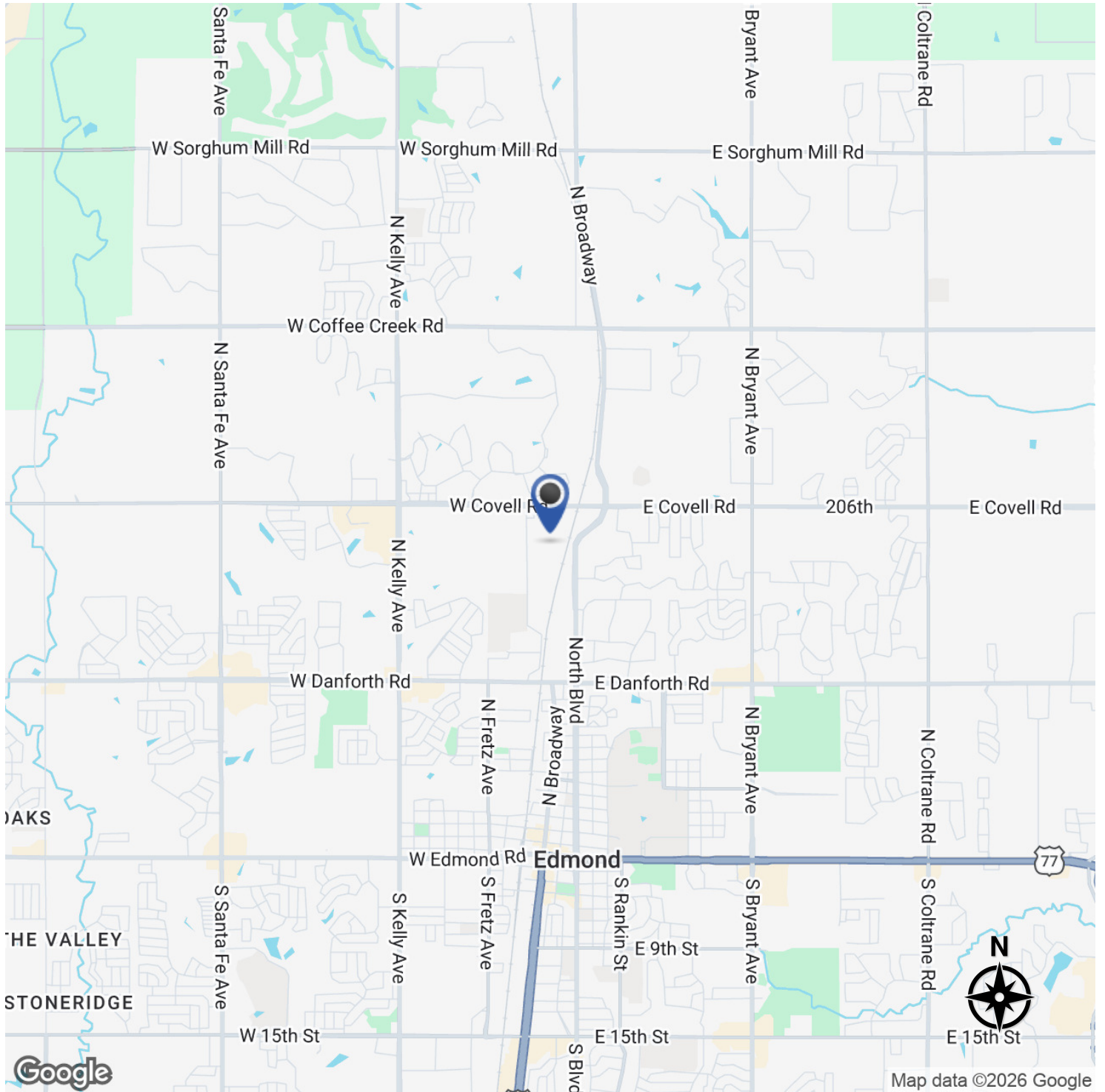
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
224 Garage Dr. Bldg 5 #112	Available	1,408 - 2,816 SF	NNN	\$12.00 SF/yr	-
224 Garage Dr. Bldg 5 #116	Available	1,408 - 2,816 SF	NNN	\$12.00 SF/yr	-
241 Garage Dr. Bldg. 2 #100	Available	2,130 SF	NNN	\$12.00 SF/yr	-

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LOCATION MAP

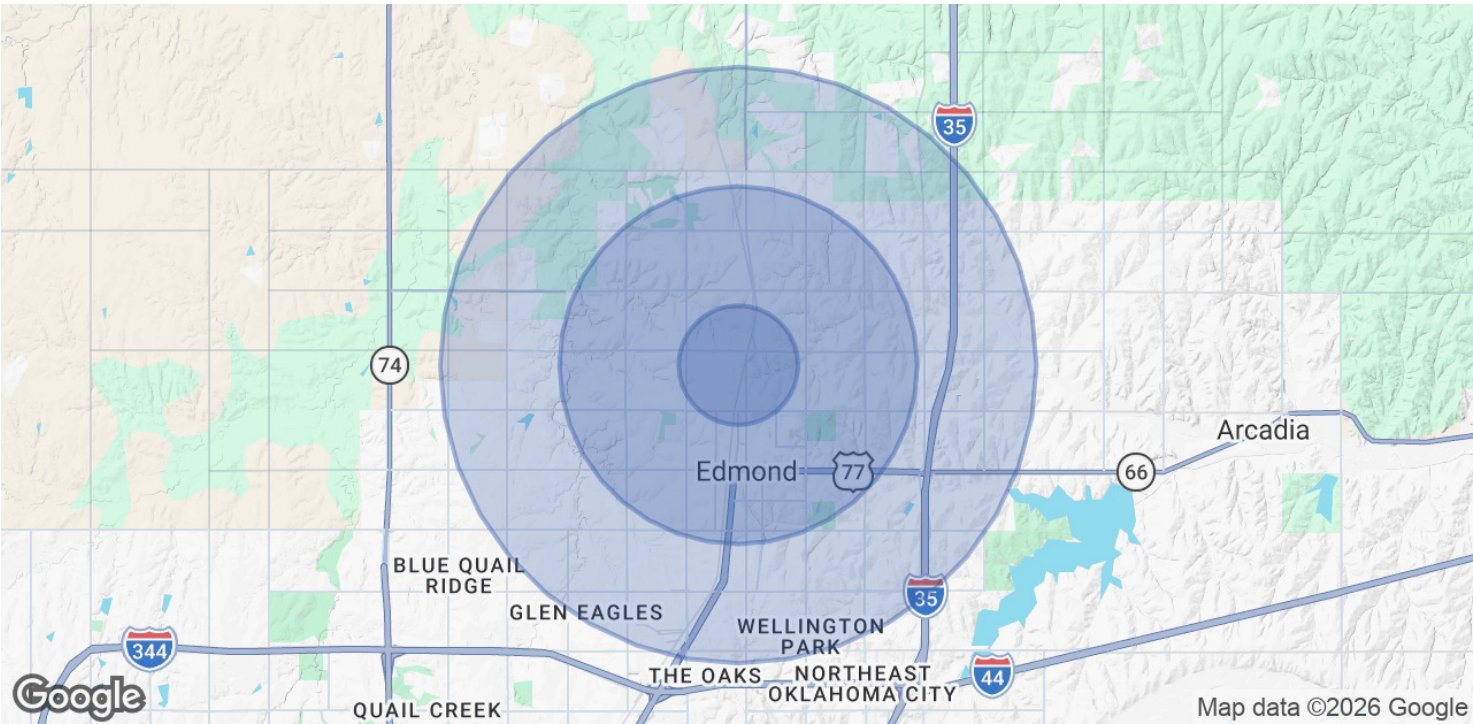


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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,590	64,929	139,600
Average Age	41	39	38
Average Age (Male)	39	37	37
Average Age (Female)	43	40	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,871	25,371	52,269
# of Persons per HH	2.5	2.6	2.7
Average HH Income	\$111,454	\$128,573	\$137,518
Average House Value	\$351,984	\$360,024	\$372,945

2020 American Community Survey (ACS)

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