



PRICE: \$10.75 SF(NNN)

WATERLOO INDUSTRIAL PARK

2690-2730 East Waterloo Road, Edmond, OK 73034

Brock Lytton

President/Managing Broker (OK)
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Jake Wilburn

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405.248.8016
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Property Description

Now Pre-Leasing – Waterloo Park

Waterloo Park is a well-positioned industrial development featuring five buildings with anticipated completion in August or September of 2026. Strategically located along Waterloo Road in north Edmond, the project offers excellent access and commutability just west of I-35—one of Oklahoma City's primary transportation corridors.

Each building is thoughtfully designed to accommodate a wide range of users, offering approximately 800 SF of office space, heated warehouse, two 14' x 14' overhead doors, 3-phase power, and approximately 10 parking spaces each. Situated on the south side of Waterloo Road, Waterloo Park delivers functionality, accessibility, and flexibility for nearly any light industrial or service-based operation.

Offering Summary

Lease Rate:	\$10.75 SF/yr (NNN)
Lot Size:	3.25 Acres
Building Sizes:	6,800 SF (5 Identical Buildings)

Spaces	Lease Rate	Space Size
2690 E Waterloo	\$10.75 SF/yr	6,800 SF
2700 E Waterloo	\$10.75 SF/yr	6,800 SF
2710 E Waterloo	\$10.75 SF/yr	6,800 SF
2720 E Waterloo	\$10.75 SF/yr	6,800 SF
2730 E Waterloo	\$10.75 SF/yr	6,800 SF

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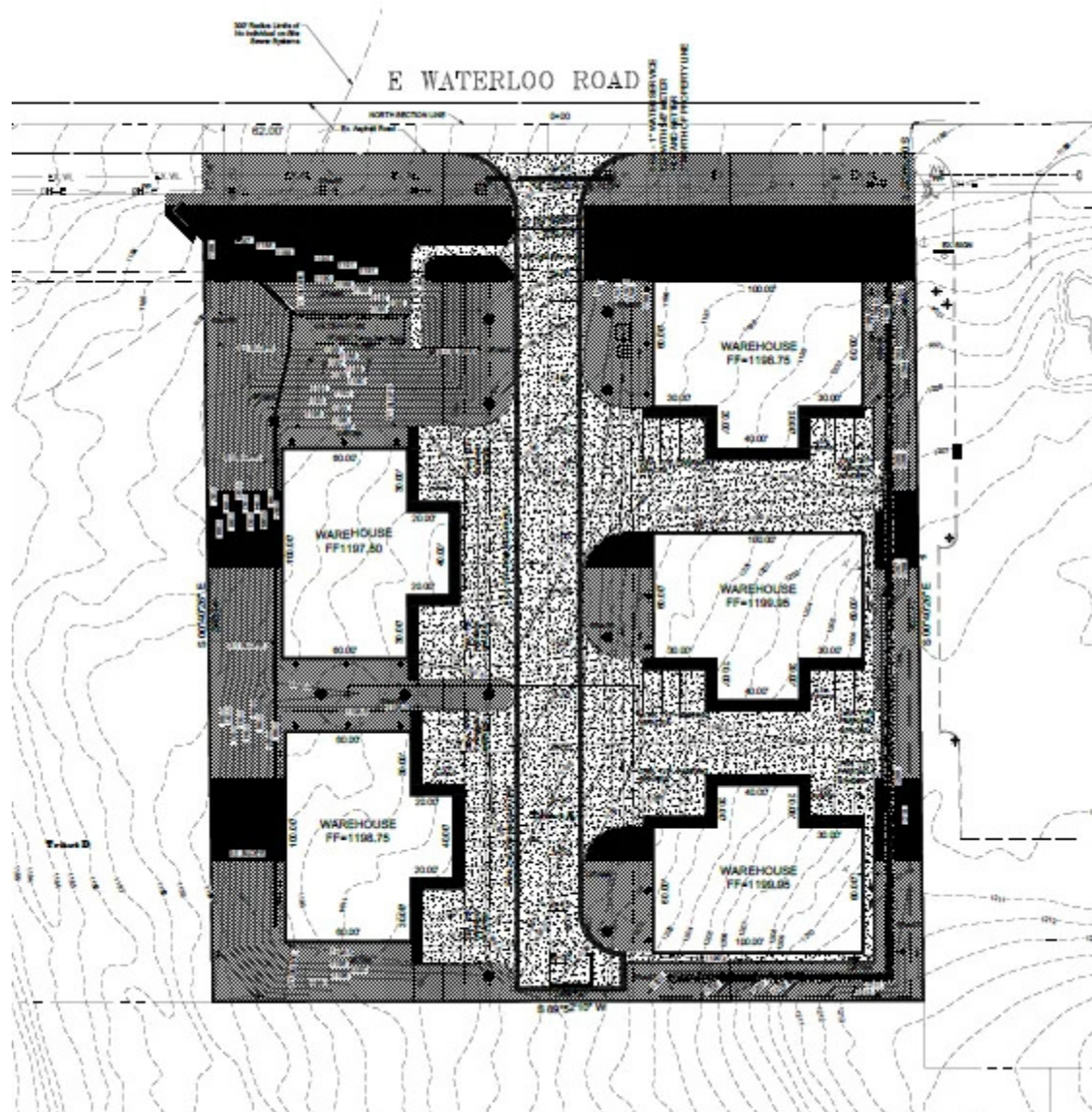
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MORIAH
BROKERAGE SERVICES, LLC

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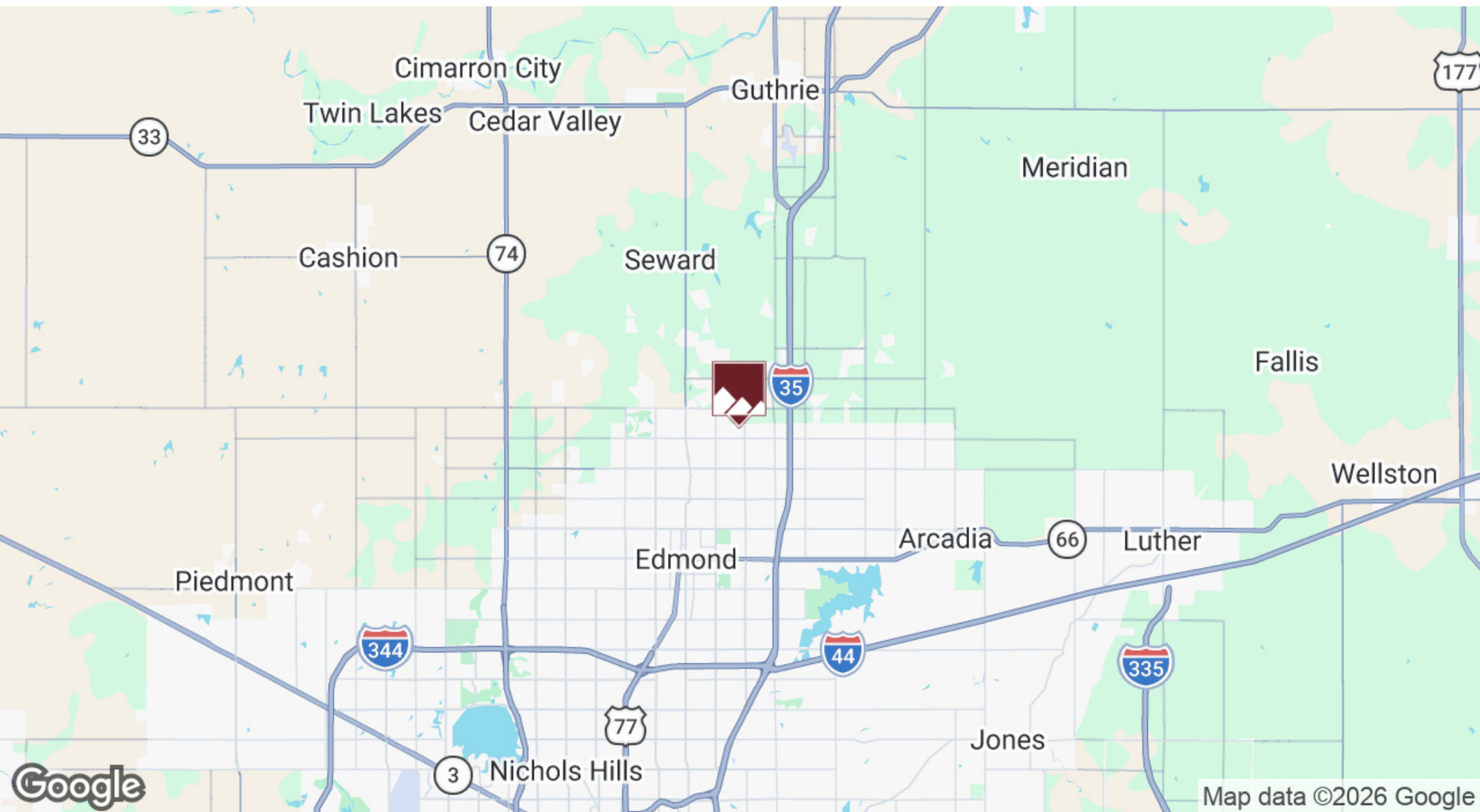
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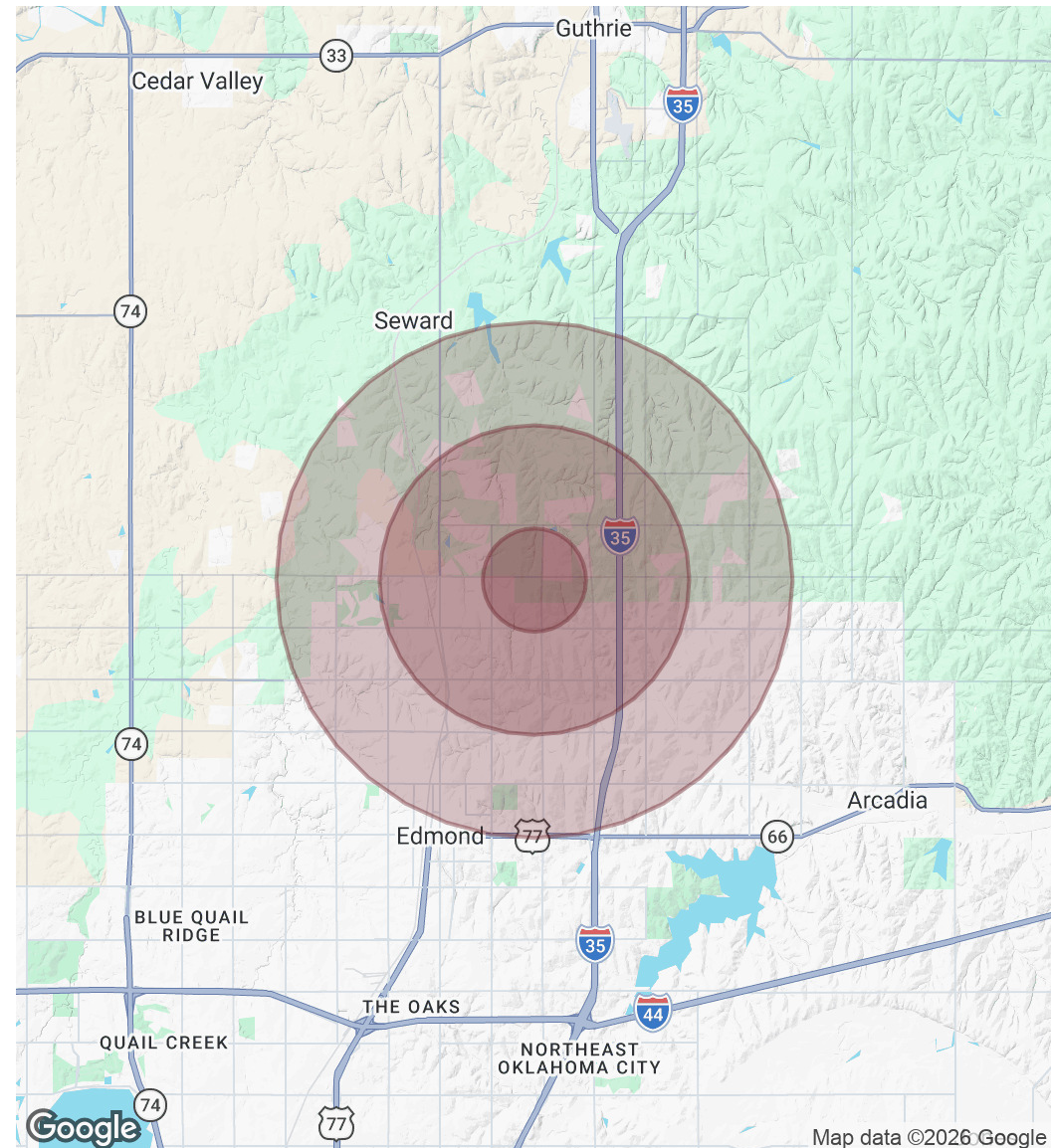
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Population	1 Mile	3 Miles	5 Miles
Total Population	2,209	19,928	63,636
Average Age	39	39	39
Average Age (Male)	38	38	39
Average Age (Female)	40	39	40

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	765	6,683	22,773
# of Persons per HH	2.9	3	2.8
Average HH Income	\$136,546	\$178,827	\$160,864
Average House Value	\$384,801	\$480,928	\$436,346

2020 American Community Survey (ACS)



Map data ©2026 Google

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