



# OKC <sup>577</sup>

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GARDNER  
TANENBAUM

**NEWMARK**  
ROBINSON PARK

577± ACRE MASTER PLANNED PARK

I-240 & S EASTERN AVE., OKC

**BRETT PRICE, CCIM, SIOR**  
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Watch Park Video

### KEY PARK FEATURES

- 577± acre Master Planned park in the heart of Oklahoma City
- Contiguous land sites up to 207 acres
- Potential building sizes range from 20,000 SF - 2M SF
- Located 1 mile east of the I-35 and I-240 interchange. Interstate 35 connects Mexico to Canada.
- Two-way I-240 frontage road and 4-way interchanges on S Eastern Ave. & S Bryant
- Located 3 miles west of Tinker Air Force Base, the largest maintenance, repair and overhaul depot in the US.
- BNSF rail adjacent to site
- **New BNSF intermodal facility (link)** now open, creating a direct link to transport goods from the coast to OKC
- **BNSF Logistics Centers (link)** located on the west side of the park
- Flynn yard located on the west side of the park

### PARK HIGHLIGHTS

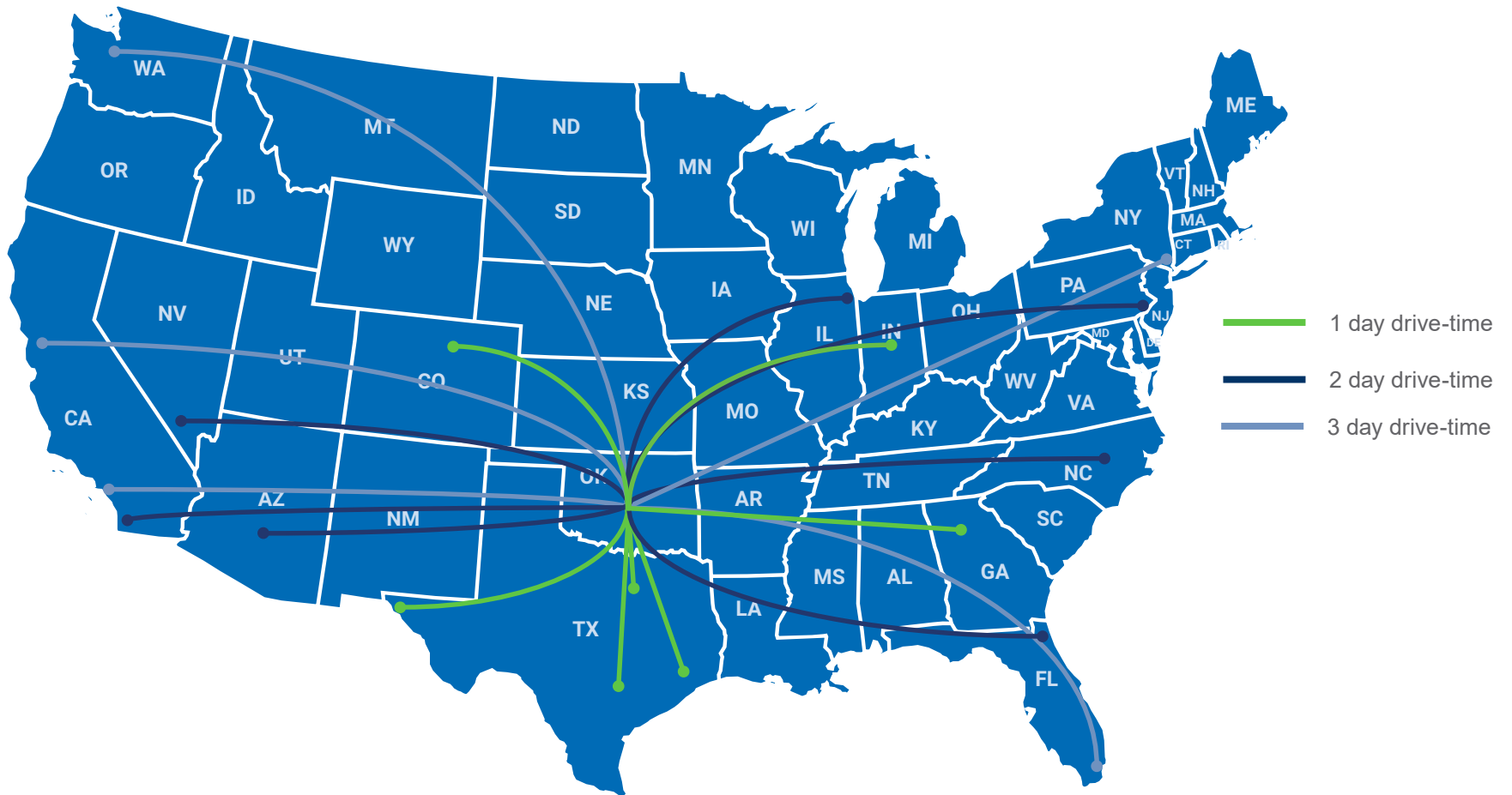
- Central Spine (SE 78th St.) - Maximizing site access
- Site Flexibility - Parcels & building sizes can change to meet & react to market demand
- Multiple Access Points - Providing efficient traffic flow
- Natural Park Features - Enhancing the parks setting
- Gathering Spaces - To improve quality of work life
- Pedestrian Friendly - Allowing all forms of movement through the park
- Environmental - Responsibility and sustainability are key components in the park
- Activity Spaces - To promote health and wellness

### MULTIPLE INCENTIVE ZONES (link)

- Priority Enterprise Zone (State)
- Quality Jobs Program (State)
- Federal Opportunity Zone (Federal)
- Foreign Trade Zone (Federal)
- New Market Tax Credits (Federal)
- Hub Zone/Qualified Census Tract (Federal)
- Disadvantaged Zone (Federal)

# DRIVE-TIME MAP | 30 LARGEST US CITIES

CITY, STATE	DISTANCE	CITY, STATE	DISTANCE	CITY, STATE	DISTANCE
1. New York, NY	3 days	11. Jacksonville, FL	2 days	<b>21. OKLAHOMA CITY, OK</b>	
2. Los Angeles, CA	2 days	12. San Jose, CA	3 days	22. El Paso, TX	1 day
3. Chicago, IL	2 days	13. Fort Worth, TX	1 day	23. Washington, DC	2 days
4. Houston, TX	1 day	14. Columbus, OH	2 days	24. Las Vegas, NV	2 days
5. Phoenix, AZ	2 days	15. Charlotte, NC	2 days	25. Boston, MA	3 days
6. Philadelphia, PA	2 days	16. Indianapolis, IN	1 day	26. Portland, OR	3 days
7. San Antonio, TX	1 day	17. San Francisco, CA	3 days	27. Louisville, KY	2 days
8. San Diego, CA	2 days	18. Seattle, WA	3 days	28. Memphis, TN	2 days
9. Dallas, TX	1 day	19. Denver, CO	1 day	29. Detroit, MI	2 days
10. Austin, TX	1 day	20. Nashville, TN	2 days	30. Baltimore, MD	2 days



# MASTER SITE PLAN



Site	Acres	Potential Building Size
A	37.42	530,400 SF
B	8.50	100,000 SF
C	69.65	1,257,500 SF
D	57.24	1,007,500 SF
E	95.14	1,500,000 SF
F1	34.70	
F2	30.05	
G	2.56	OG&E Substation
H	3.58	-
I	24.90	340,000 SF
J	29.90	
K	14.46	120,000 SF
L	16.24	Pond
M	17.92	248,000 SF
N	7.27	40,000 SF
O	8.95	100,000 SF
P	30.87	460,000 SF
Q	5.62	40,000 SF
R	10.71	120,000 SF
S	10.15	160,000 SF
T	36.61	Roads
U	6.19	
V	14.55	80,000 SF
W	2.97	-
X	6.20	51,200 SF
Z	0.47	-

\*The park is not platted, so any site or building can be modified to suit a user's specific needs

# SITE I BUILDING OVERVIEW & PARK UTILITIES

## 2300 E I-240 SERVICE RD.

40,000 SF Available

\$8.50/SF/YR (NNN)

TIA - \$8.00/SF

11 dock high doors

11 dock pits

2 grade level doors

32' clear height

50' x 50' column spacing

200' truck court

17 trailer parks

40 car parks

LED lighting



## PARK UTILITIES

### • ELECTRIC

- Substation on-site, main substation 1 mile± east
- Total capacity - 60 MW
- Available - 25 MW
- Distribution voltage - 12.47 kV
- Transmission line servicing substation - 138 kV

### • NATURAL GAS

- 12", 6" & 2" lines serving the site
- 190 - 250 PSIG pressure
- Total capacity - 300 MCFH
- Available - 20 MCFH

### • WATER

- 48", 16" & 12" lines serving the site
- Water treatment plant total capacity - 225M GPD
- Available - 100M GPD

### • WASTE WATER

- 12" & 8" lines serving the site
- Wastewater treatment plant total capacity - 80M GPD
- Available - 20M GPD



OK-577  
Utility Lines Exhibit



## GARDNER TANENBAUM

We're a privately held commercial development firm based in Oklahoma City. With more than 60 years of development and ownership experience, we've mastered the art of collaborative execution.

\$635M

UNDER CONSTRUCTION

\$1.2B

CURRENT PORTFOLIO

### FEATURED CLIENTS



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OKLAHOMA CITY'S PREMIER COMMERCE PARK

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