

Trio CRE

2700 RAILROAD DR

BUILDINGS 4 & 5 · EDMOND, OK 73013

FOR SALE

A ±19,350 SF turn-key industrial campus on ±2.36 fenced acres — two metal buildings joined by an enclosed sprinklered breezeway, with a paved concrete yard near Edmond's S Broadway corridor.

19,350 SF **\$127.91** /SF **2006**

BUILDING
Exclusively Listed By

PRICE / SF

YEAR BUILT

Jonathan Thompson · (405) 406-4045



OFFERED AT

\$2,475,000

SALE PRICE · 2.36 AC

TrioCRE.com

3856 S. Boulevard, Suite 240 · Edmond, OK

PROPERTY HIGHLIGHTS

BUILT FOR REAL WORK.



2700 RAILROAD DR · EDMOND, OK

SQUARE FOOTAGE	19,350 SF
YEAR BUILT	2006
LAND SIZE	2.36 AC
CLEAR HEIGHT	16'
BUILDING HEIGHT	18'
OVERHEAD DOORS	2 × 18'×14'

HEART OF EDMOND INDUSTRIAL

Planted along the S Broadway corridor with fast access to I-35 and US-77 — the entire OKC metro is minutes from your loading dock.

TWO BUILDINGS. ONE CAMPUS.

Two ±9,375 SF metal buildings tied together by a 600 SF enclosed and fully sprinklered breezeway — configured for single- or dual-tenant use.

BUILT TO HANDLE REAL WORK

Constructed circa 2006–2007 with 18' walls, 16' clear height, and two 18'W × 14'H overhead garage doors built to accommodate trucks, trailers, and equipment.

EXPANSIVE PAVED YARD

Fenced concrete yard behind the buildings — well-suited to trailer parking, laydown, equipment staging, and outdoor storage. A meaningful value-add.

AFFLUENT LOCAL DEMOGRAPHIC

±71,000 residents within 3 miles with average household income above \$107K — a high-income demographic profile uncommon for an industrial submarket.

S BROADWAY PROXIMITY

S Broadway, one of Edmond's busiest commercial corridors, carries an estimated 36K–41K vehicles per day within a quarter-mile of the property.

A STRANGE, LUCKY ASSET

TWO BUILDINGS. ONE CAMPUS.

2700 Railroad Drive is an uncommon industrial offering. **Two ±9,375 SF metal buildings** constructed circa 2006–2007 as standalone structures — later joined by ownership via a **600 SF enclosed and fully sprinklered breezeway**. The result is a ±19,350 SF industrial campus that operates as one continuous footprint, or as two independent users.



SUBSTANTIALLY SIMILAR FOOTPRINTS

Two ±9,375 SF metal buildings of substantially similar layout — one originally constructed and the second added in a 2007 addition. Both feature 16' clear height, 18' walls, and a single 18'W × 14'H overhead garage door. Open-span warehouse interiors with smooth concrete floors.

THE CONNECTING BREEZEWAY

A 600 SF enclosed and fully sprinklered breezeway joins the two buildings — added by ownership after the original construction — creating one continuous, weather-protected campus.

SINGLE OR DUAL TENANT

Operate the full ±19,350 SF as one footprint, or as two independent ±9,375 SF users. Optionality for an owner-user, an investor pursuing two leases, or future re-tenanting (separate metering and any required tenant-separation work to be confirmed).

THE PAVED YARD BEHIND

A fenced concrete yard wraps the rear elevation — trailer parking, equipment staging, laydown, and outdoor storage. Paved, fenced industrial yard space is uncommon in this submarket.

Single building. Dual building. Owner-occupy half and lease the other. 2700 Railroad Drive is configured to flex with whoever owns it.

LOCATION & TRADE AREA

AN EDMOND INDUSTRIAL ADDRESS.

The Edmond industrial submarket is among the more sought-after corridors in the OKC metro. Positioned a short distance from the **S Broadway commercial corridor** and minutes from I-35, the site combines a tight industrial submarket with a 3-mile trade area pulling household incomes above **\$107K** — and roughly **36K–41K vehicles per day** on Broadway within a quarter-mile.



EDMOND INDUSTRIAL SUBMARKET

Located near the S Broadway corridor with access to I-35 and US-77 — central to the OKC metro. Surrounded by a mix of light manufacturing, distribution, and construction-trade users.

AFFLUENT LOCAL DEMOGRAPHIC

±71,000 residents within 3 miles with average household income above \$107K — a high-income, well-educated demographic profile uncommon for an industrial submarket.

S BROADWAY CORRIDOR PROXIMITY

S Broadway, an estimated 36K–41K VPD within a quarter-mile of the property, is one of Edmond's busiest commercial corridors — a meaningful market-visibility advantage for users that value proximity to a high-traffic arterial.

OWNER-USER & INVESTMENT DEMAND

Edmond Industrial trades thinly. Limited new construction and consistent owner-user demand from the surrounding business community provide a supportive supply/demand backdrop for 2700 Railroad Dr.

An industrial campus with the yard a contractor needs and a location near Edmond's busiest commercial corridor — 2700 Railroad Dr is designed to work for a wide range of users.

PROPERTY PHOTOS & DRONE VIDEO

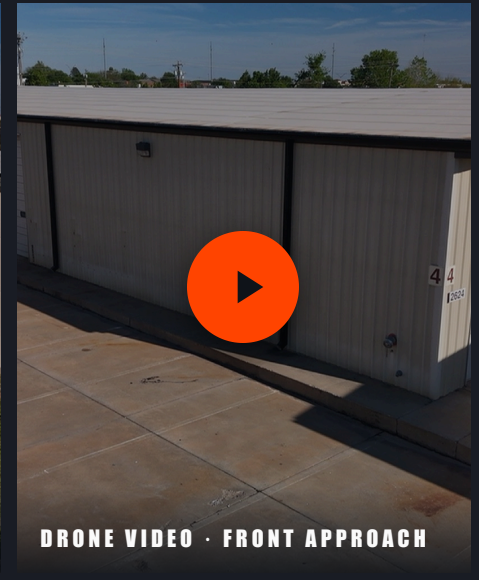
A CLOSER LOOK.



INTERIOR · OPEN-SPAN WAREHOUSE



DRONE VIDEO · SIDE AERIAL



DRONE VIDEO · FRONT APPROACH

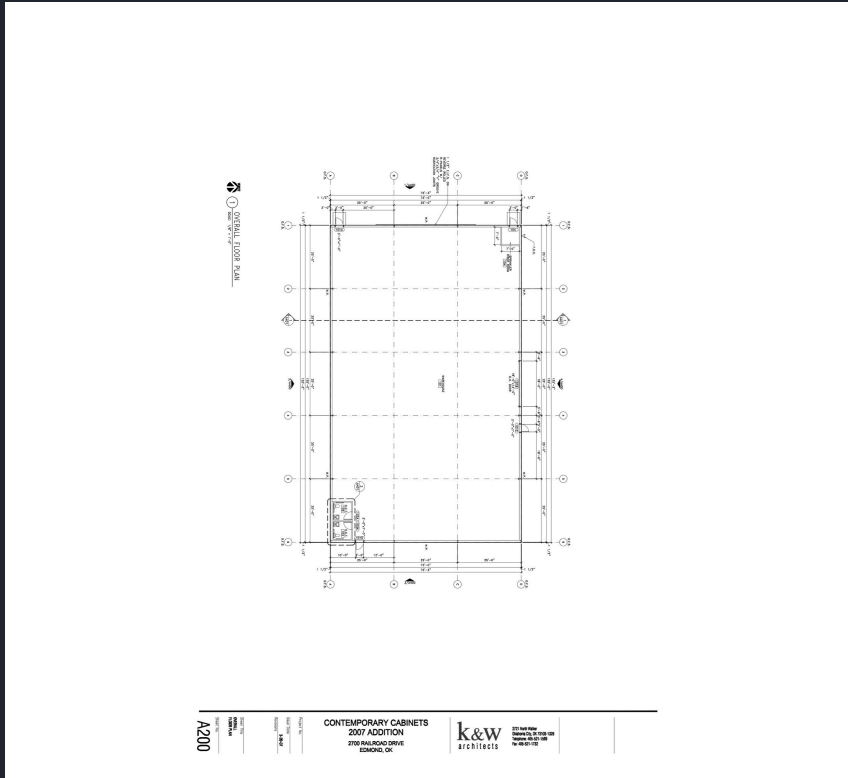


DRONE VIDEO · YARD & BUILDINGS



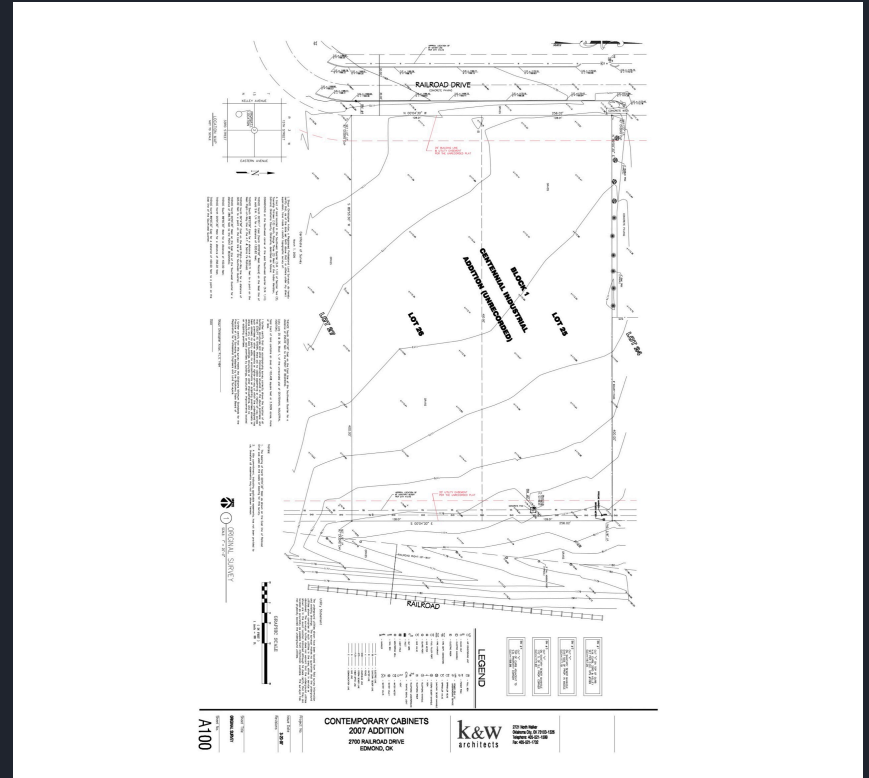
BLDG 4 · GARAGE DOOR & YARD

FLOORPLAN & SITE.



BUILDING FLOORPLAN · ±9,375 SF

One of two ±9,375 SF buildings shown; second building is of substantially similar layout. Open-span warehouse interior with a small office/restroom corner and a single 18'W × 14'H overhead door. (Sheet A200 · K&W Architects · subject to verification.)



ORIGINAL SITE SURVEY · ±2.36 AC PARCEL

Original site survey showing Railroad Drive frontage and lot boundaries (Lots 25–27, Block 1, Centennial Industrial Addition, Unrecorded). Both buildings, breezeway, and the fenced concrete yard sit on this parcel. (Subject to verification by current ALTA/title.)

Available Upon Request — full architectural set (A101–A102 floor plans, A400 elevations, A401 building sections, AE200 electrical) and the original site survey. Additional property documentation available; buyer to perform independent verification.

THE TRADE AREA **BY THE NUMBERS.**

DEMOGRAPHICS · FROM PROPERTY

FROM PROPERTY	1 MILE	3 MILES	10 MILES
2025 Population	7,539	71,152	398,891
2025 Households	3,271	29,163	165,247
Average HH Income	\$95,646	\$107,241	\$110,326
Median HH Income	\$70,511	\$81,562	\$82,102
Bachelor's Degree+	36%	45%	44%
Median Home Value	\$243,414	\$276,825	\$315,053

DAYTIME EMPLOYMENT

FROM PROPERTY	1 MILE	3 MILES
Total Employees	10,907	45,863
Total Businesses	830	4,520
Manufacturing	1,420	5,780
Trade & Transport	2,110	9,340
Construction	610	2,340

TRAFFIC COUNTS

INTERSECTION	VPD
S Broadway / E 21st St	41,143
S Broadway / W 33rd St	40,635
S Broadway / Burton Pl	39,756
S Broadway / E 23rd St	38,564

EDMOND INDUSTRIAL

The Edmond industrial submarket is among the more sought-after corridors in the OKC metro, supported by consistent owner-user demand and limited new construction. Located near S Broadway and minutes from I-35, the corridor serves a mix of **light manufacturing, distribution, construction trades, and service users**. With a 3-mile population above 71,000 and average household incomes exceeding \$107,000, Edmond pairs **industrial utility** with a **highly-educated and affluent** surrounding demographic.

EXCLUSIVELY LISTED BY

CONTACT **TRIO CRE.**

LISTING BROKER

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TRIO

COMMERCIAL REAL ESTATE

"Our future legacy is to continue to iterate the 'skyline' of Oklahoma for the next generation."

Trio CRE is a full-service Oklahoma-based commercial brokerage delivering institutional-grade representation for office, industrial, retail, and investment-sale assignments across the OKC metro and statewide.

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