

3949 NW 36TH STREET

Oklahoma City, OK 73112

MANUFACTURING FACILITY FOR SALE



CODY BEAT

Director, Brokerage & Advisory Services
405.831.0059
cody@adeptcre.com

ANDREW HWANG, ESQ

Co-Founder & Partner
405.570.7317
andrew@adeptcre.com

ZACH MARTIN

Co-Founder & Partner
405.823.1644
zach@adeptcre.com



MANUFACTURING FACILITY FOR SALE

3949 NW 36th Street, Oklahoma City, OK 73112

MANUFACTURING FACILITY FOR SALE

TABLE OF CONTENTS

EXECUTIVE SUMMARY	3
PROPERTY PHOTOS	5
FLOOR & SITE PLANS	12
SALE COMPARABLES	15
LOCATION INFORMATION	19
ADVISOR BIOS	28

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Adept Commercial Real Estate, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Adept Commercial Real Estate, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Adept Commercial Real Estate, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Adept Commercial Real Estate, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Adept Commercial Real Estate, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Adept Commercial Real Estate, LLC in compliance with all applicable fair housing and equal opportunity laws.



EXECUTIVE SUMMARY

SECTION 1

MANUFACTURING FACILITY FOR SALE

3949 NW 36th Street, Oklahoma City, OK 73112

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$4,750,000
Building Size:	82,699 SF
Lot Size:	5.77 Acres
Year Built / Renovated:	1960 / 2022
Ceiling Height:	13' - 17'
Column Spacing:	24.5' X 24.5' , 24.5' X 33'
Zoning:	Moderate Industrial (I-2)
Submarket:	West

LOCATION DESCRIPTION

Positioned along NW 36th Street with direct routes to I-44 and Route 66, the property benefits from efficient access to the metro's major arteries. Its position just ten minutes from Downtown Oklahoma City enhances workforce accessibility and supports streamlined movement of goods throughout the region.

PROPERTY HIGHLIGHTS

- Optimized for manufacturing operations, this masonry constructed facility features gas heaters, compressed air lines, high-capacity 3-phase power, a wet ESFR fire protection system, and TPO overlay roof.
- Shipping and receiving area features 10 exterior dock-high doors , 2 grade-level overhead doors, and an additional exterior dock with a ramp for versatile loading options.
- Recent property enhancements include renovated offices, modern LED lighting, and upgraded parking surfaces.
- Large asphalt and concrete lot allows for flexible operational layouts, staging areas, and easy maneuverability for trucks and heavy equipment. Currently 85 striped parking spaces, which could be increased.
- Ample water, gas, and electrical infrastructure supports heavy equipment and specialized machinery.



PROPERTY PHOTOS

SECTION 2

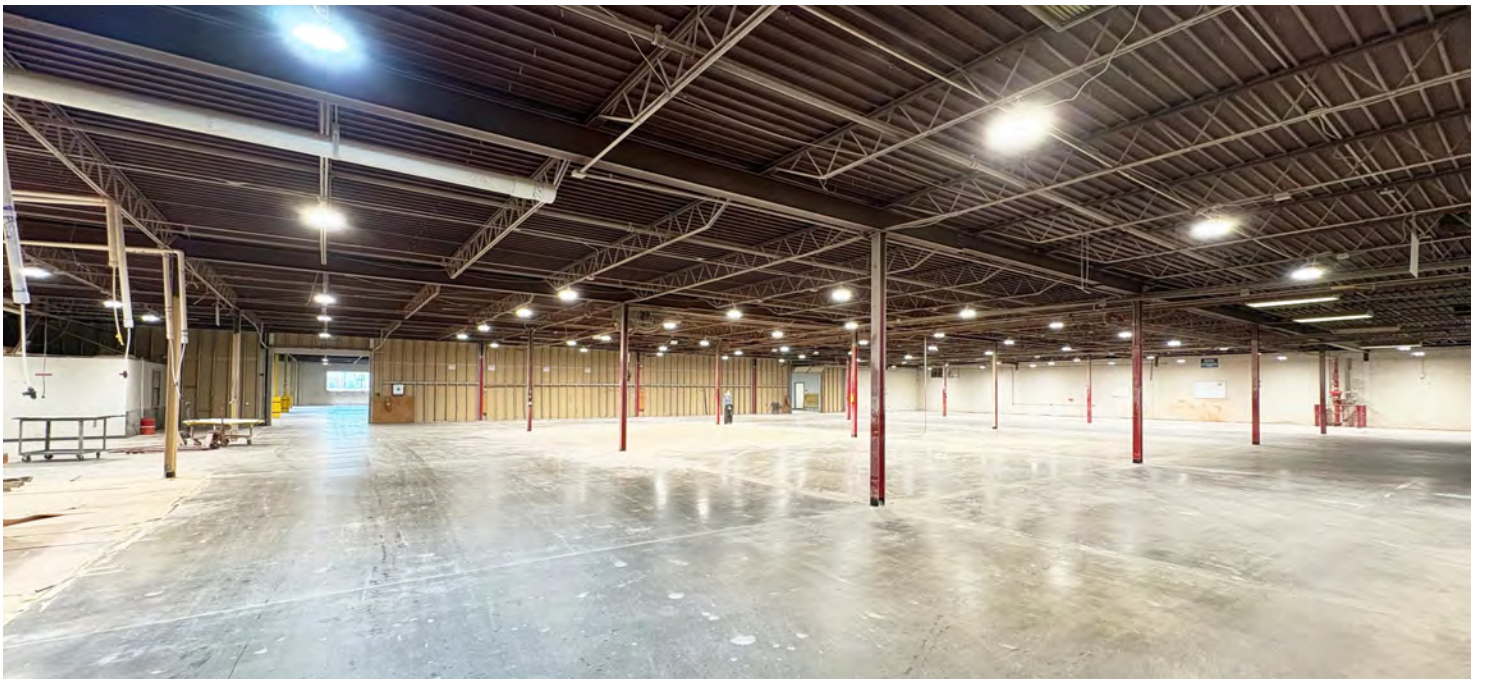
MANUFACTURING FACILITY FOR SALE

3949 NW 36th Street, Oklahoma City, OK 73112

PROPERTY PHOTOS



Interior of Warehouse



Interior of Warehouse

MANUFACTURING FACILITY FOR SALE

3949 NW 36th Street, Oklahoma City, OK 73112

PROPERTY PHOTOS



Interior of warehouse



Interior of warehouse

MANUFACTURING FACILITY FOR SALE

3949 NW 36th Street, Oklahoma City, OK 73112

PROPERTY PHOTOS



Interior of Warehouse



Interior of Warehouse

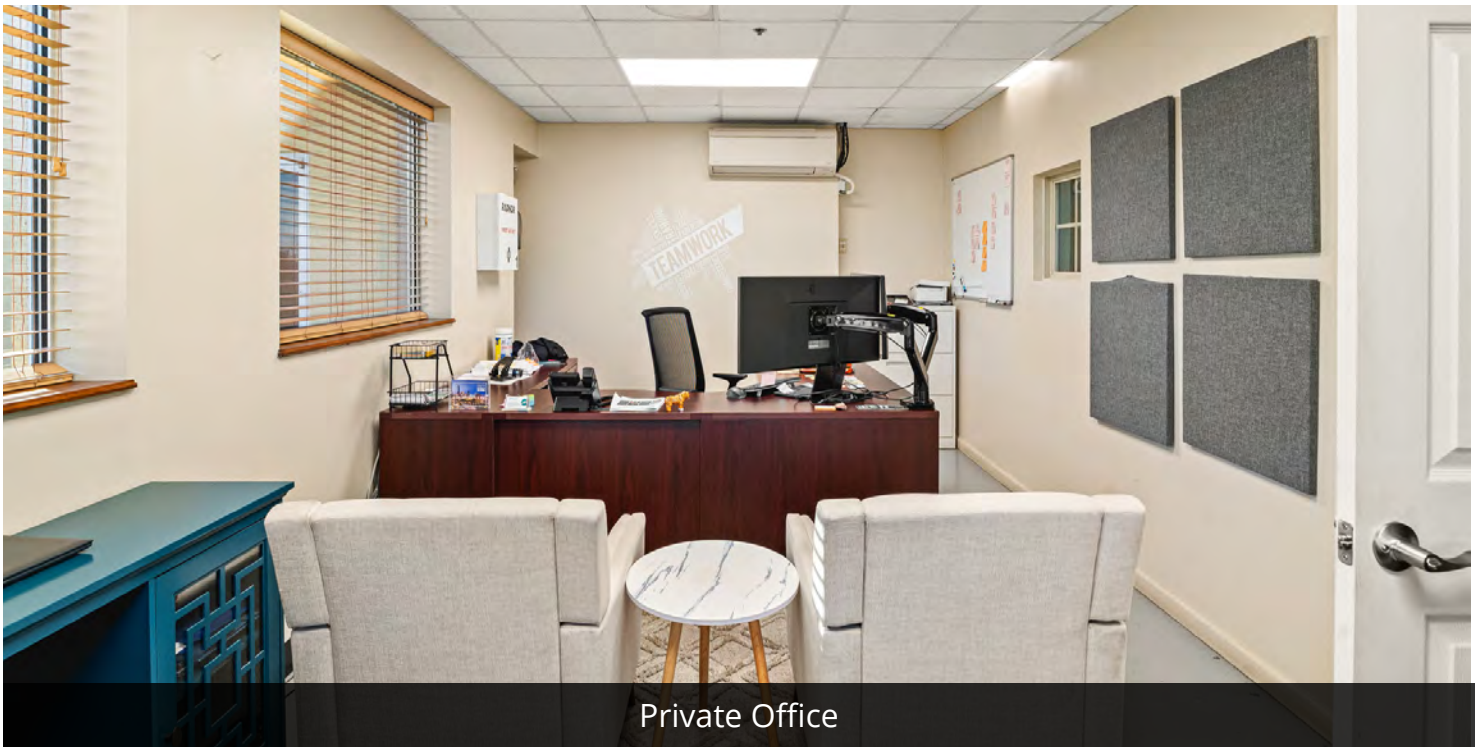
MANUFACTURING FACILITY FOR SALE

3949 NW 36th Street, Oklahoma City, OK 73112

PROPERTY PHOTOS



Reception Area



Private Office

MANUFACTURING FACILITY FOR SALE

3949 NW 36th Street, Oklahoma City, OK 73112

PROPERTY PHOTOS



Private Office



Conference Room

MANUFACTURING FACILITY FOR SALE

3949 NW 36th Street, Oklahoma City, OK 73112

PROPERTY PHOTOS



Warehouse Break Room



Warehouse Locker Room



FLOOR & SITE PLANS

SECTION 3

MANUFACTURING FACILITY FOR SALE

3949 NW 36th Street, Oklahoma City, OK 73112

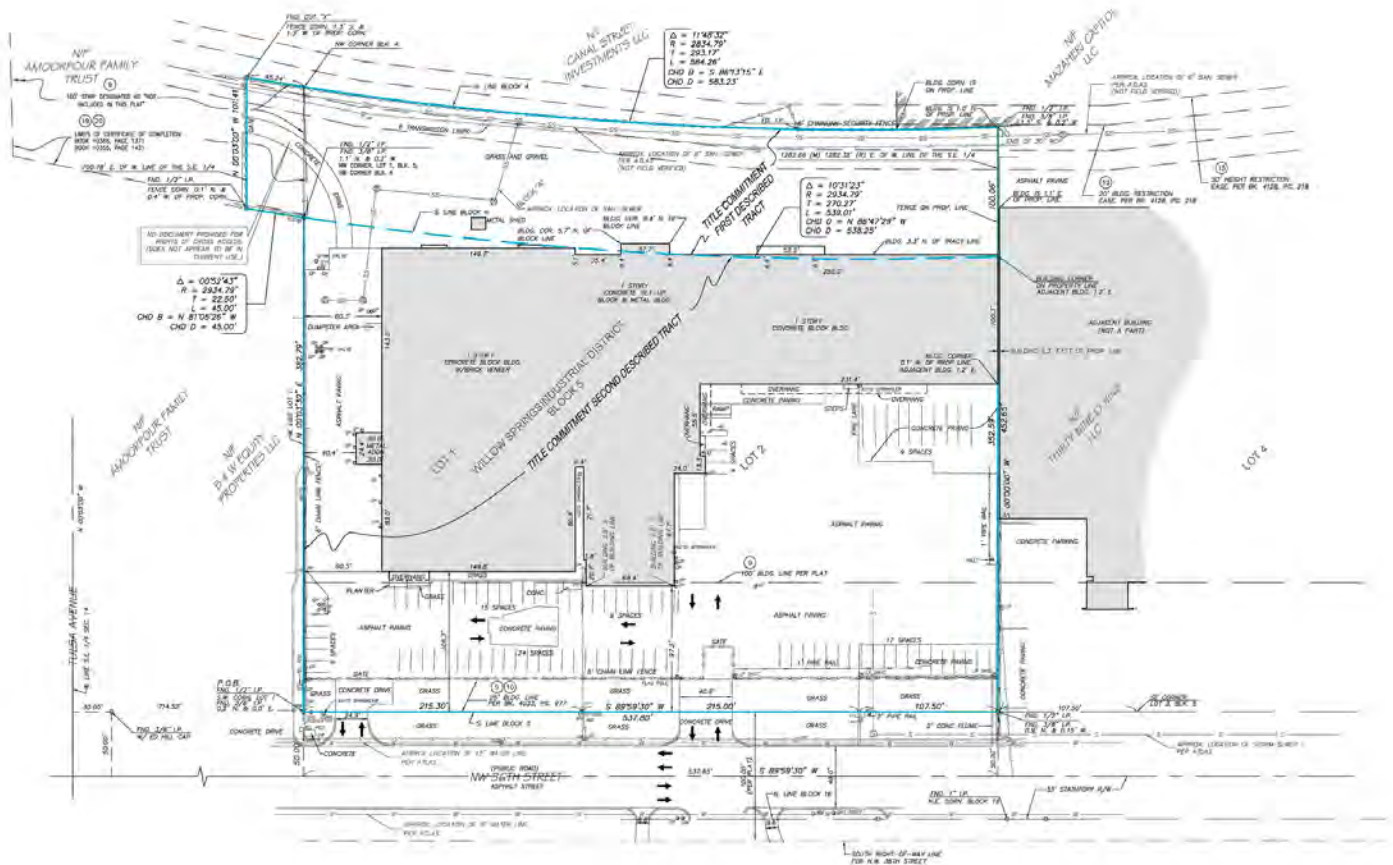
FLOOR PLAN



MANUFACTURING FACILITY FOR SALE

3949 NW 36th Street, Oklahoma City, OK 73112

ALTA SURVEY





SALE COMPARABLES

SECTION 4

MANUFACTURING FACILITY FOR SALE

3949 NW 36th Street, Oklahoma City, OK 73112

SALE COMPAREABLES

Sold 8/20/2025



1

3100 S MERIDIAN AVENUE
Oklahoma City, OK 73119

Price:	\$2,900,000
Bldg Size:	56,000 SF
Lot Size:	3.04 Acres
Year Built:	1999
Price/SF:	\$51.79

Sold 6/9/2025



2

1701 NW 5TH STREET
Oklahoma City, OK 73106

Price:	\$2,150,000
Bldg Size:	66,132 SF
Lot Size:	1.45 Acres
Year Built:	1946
Price/SF:	\$32.51

Sold 1/9/2025



3

1326 ENTERPRISE AVENUE
Oklahoma City, OK 73128

Price:	\$5,700,000
Bldg Size:	137,000 SF
Lot Size:	3.51 Acres
Year Built:	1979
Price/SF:	\$41.61

Sold 10/28/2024



4

6828 MELROSE LANE
Oklahoma City, OK 73127

Price:	\$2,845,000
Bldg Size:	74,089 SF
Lot Size:	4.06 Acres
Year Built:	1974
Price/SF:	\$38.40

MANUFACTURING FACILITY FOR SALE

3949 NW 36th Street, Oklahoma City, OK 73112

SALE COMPAREABLES

Sold 10/21/2024



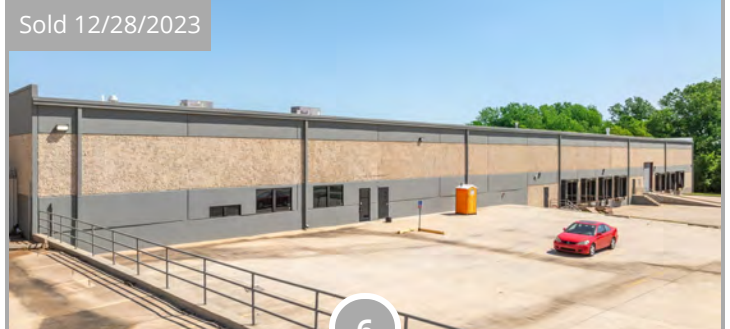
5

16 S PENNSYLVANIA AVENUE

Oklahoma City, OK 73107

Price:	\$3,200,000
Bldg Size:	50,328 SF
Lot Size:	2.00 Acres
Year Built:	1964
Price/SF:	\$63.58

Sold 12/28/2023



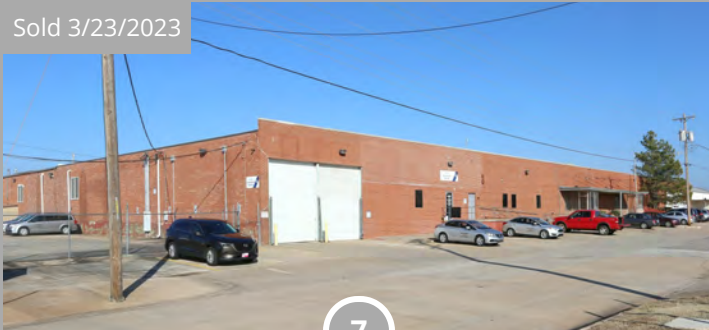
6

4345 SW 23RD STREET

Oklahoma City, OK 73108

Price:	\$3,500,000
Bldg Size:	51,200 SF
Lot Size:	2.84 Acres
Year Built:	1998
Price/SF:	\$68.36

Sold 3/23/2023



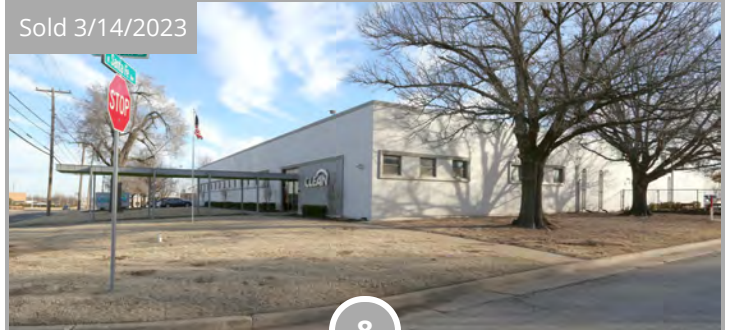
7

317 NE 31ST STREET

Oklahoma City, OK 73105

Price:	\$3,500,000
Bldg Size:	74,049 SF
Lot Size:	4.70 Acres
Year Built:	1961
Price/SF:	\$47.27

Sold 3/14/2023



8

4700 N SANTA FE AVENUE

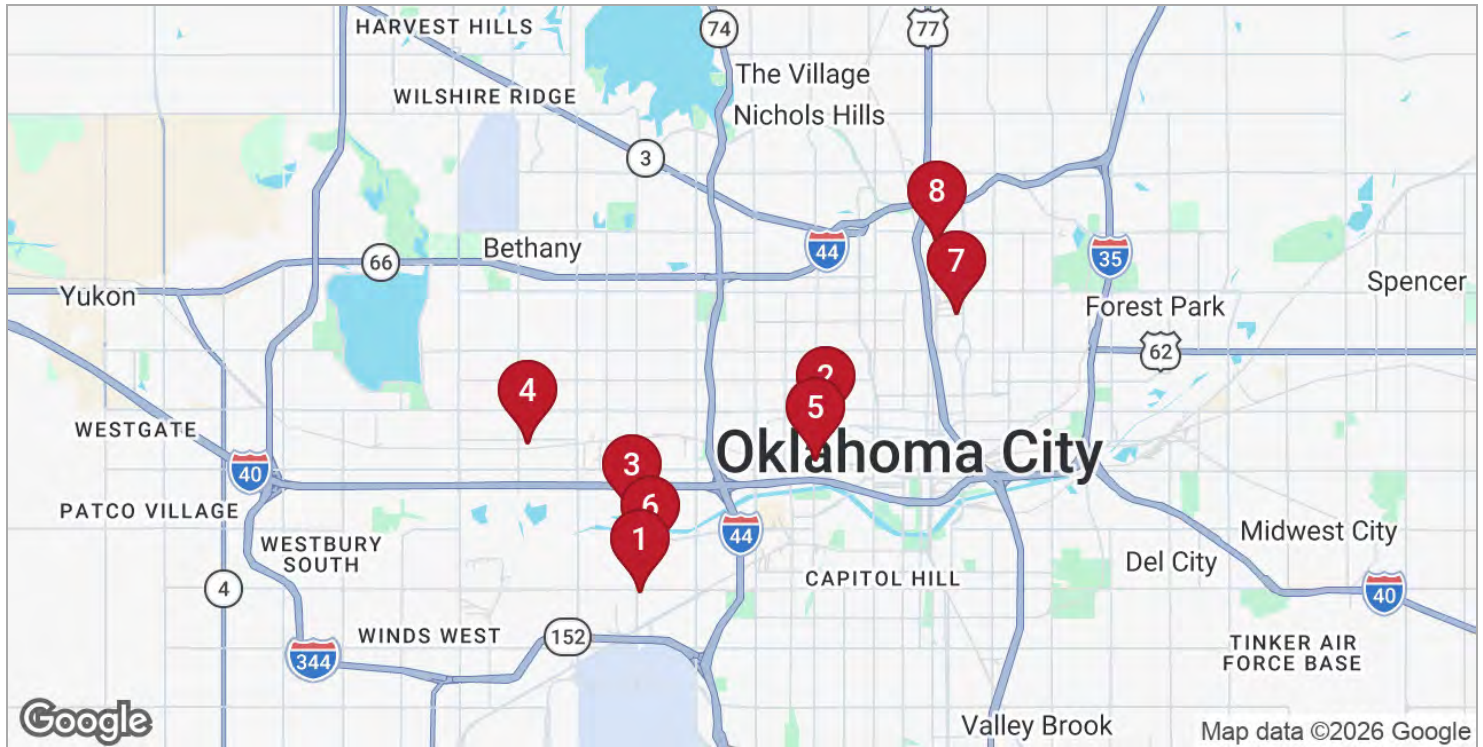
Oklahoma City, OK 73118

Price:	\$3,150,000
Bldg Size:	62,372 SF
Lot Size:	4.70 Acres
Year Built:	1955
Price/SF:	\$50.50

MANUFACTURING FACILITY FOR SALE

3949 NW 36th Street, Oklahoma City, OK 73112

SALE COMPARABLES SUMMARY



	NAME/ADDRESS	PRICE	BLDG SIZE	LOT SIZE	YEAR BUILT	PRICE/SF
1	3100 S Meridian Avenue Oklahoma City, OK	\$2,900,000	56,000 SF	3.04 Acres	1999	\$51.79
2	1701 NW 5th Street Oklahoma City, OK	\$2,150,000	66,132 SF	1.45 Acres	1946	\$32.51
3	1326 Enterprise Avenue Oklahoma City, OK	\$5,700,000	137,000 SF	3.51 Acres	1979	\$41.61
4	6828 Melrose Lane Oklahoma City, OK	\$2,845,000	74,089 SF	4.06 Acres	1974	\$38.40
5	16 S Pennsylvania Avenue Oklahoma City, OK	\$3,200,000	50,328 SF	2.00 Acres	1964	\$63.58
6	4345 SW 23rd Street Oklahoma City, OK	\$3,500,000	51,200 SF	2.84 Acres	1998	\$68.36
7	317 NE 31st Street Oklahoma City, OK	\$3,500,000	74,049 SF	4.70 Acres	1961	\$47.27
8	4700 N Santa Fe Avenue Oklahoma City, OK	\$3,150,000	62,372 SF	4.70 Acres	1955	\$50.50



LOCATION INFORMATION

SECTION 5

3949 NW 36th Street, Oklahoma City, OK 73112

An aerial map of Oklahoma City, Oklahoma, with several callout boxes identifying local businesses. The map shows major highways like I-44 and I-40, and neighborhoods such as Edgewater/Lakepointe, Rollingwood, Springdale, and Nichols Hills. Callout boxes include: R.K. Black Inc. (with a location pin), HETRONIC, GULF ENGLAND SUPPLY, OKLAHOMA CITY (with the 'OSU' logo), OKC Fairgrounds, Coca-Cola SOUTHWEST BEVERAGES, smith&nephew, BLUELINX, KIRBY-SMITH MACHINERY, INC., JOHNSON PLASTICS PLUS, Franklin Electric, WARREN CAT, and RNDC (Rural National Development Corporation). The map also shows landmarks like Wiley Post Airport and various streets like W Wilshire Blvd, NW 63rd St, and NW 50th St.

MANUFACTURING FACILITY FOR SALE

3949 NW 36th Street, Oklahoma City, OK 73112

AERIAL PHOTO



LOCATION & DEMOGRAPHICS

Greater Oklahoma City's location in the geographic center of the United States gives businesses located here a big advantage. It is equidistant from the east and west coasts and major trade partners of Canada and Mexico. All major trade hubs and more than 411 million residents are within 1,800 miles of Oklahoma City.

That means not only can you easily source materials and other inputs, but you can also get outputs to your customers profitably as well.

Our region also has one of the fastest-growing populations in the country. **Oklahoma City is currently the 20th largest city in the U.S. and the 42nd largest metropolitan area.**

AREA

Greater Oklahoma City Region
7,978 square miles | 20,663 square km

Oklahoma City MSA
5,581 square miles | 14,455 square km

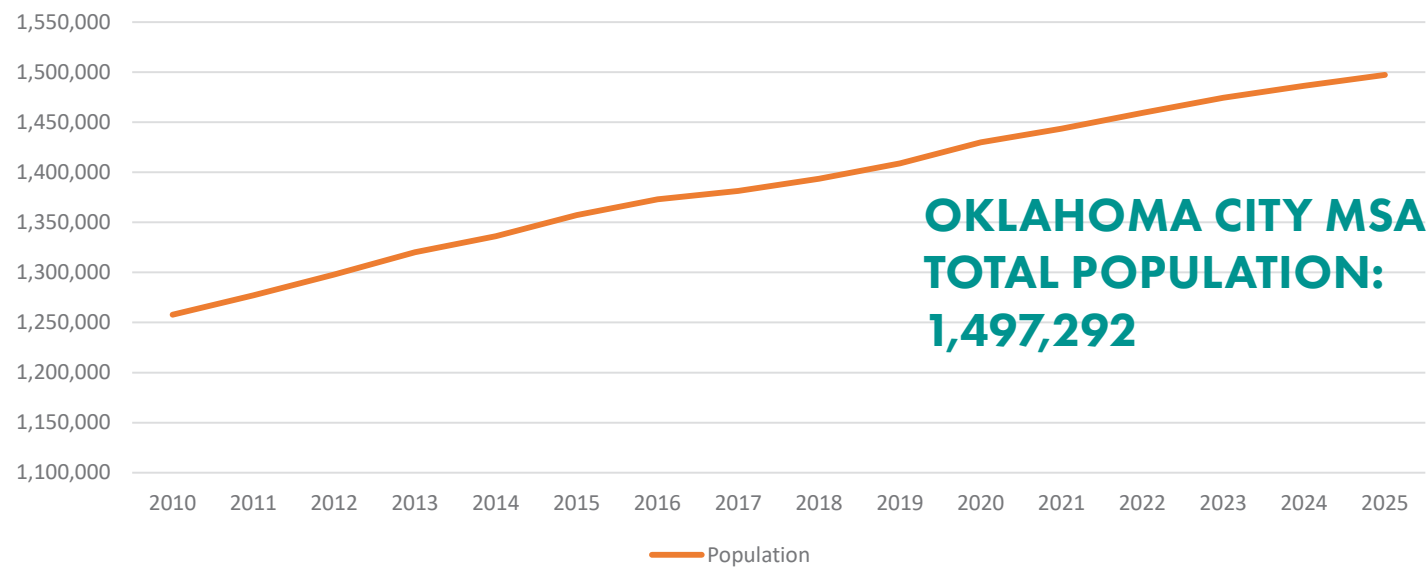
Oklahoma City
621 square miles | 1,608 square km
Geographically, Oklahoma City is the third largest city in the U.S.

Source: U.S. Census Bureau

THE GREATER OKLAHOMA CITY REGION



OKC MSA POPULATION, 2010-2025

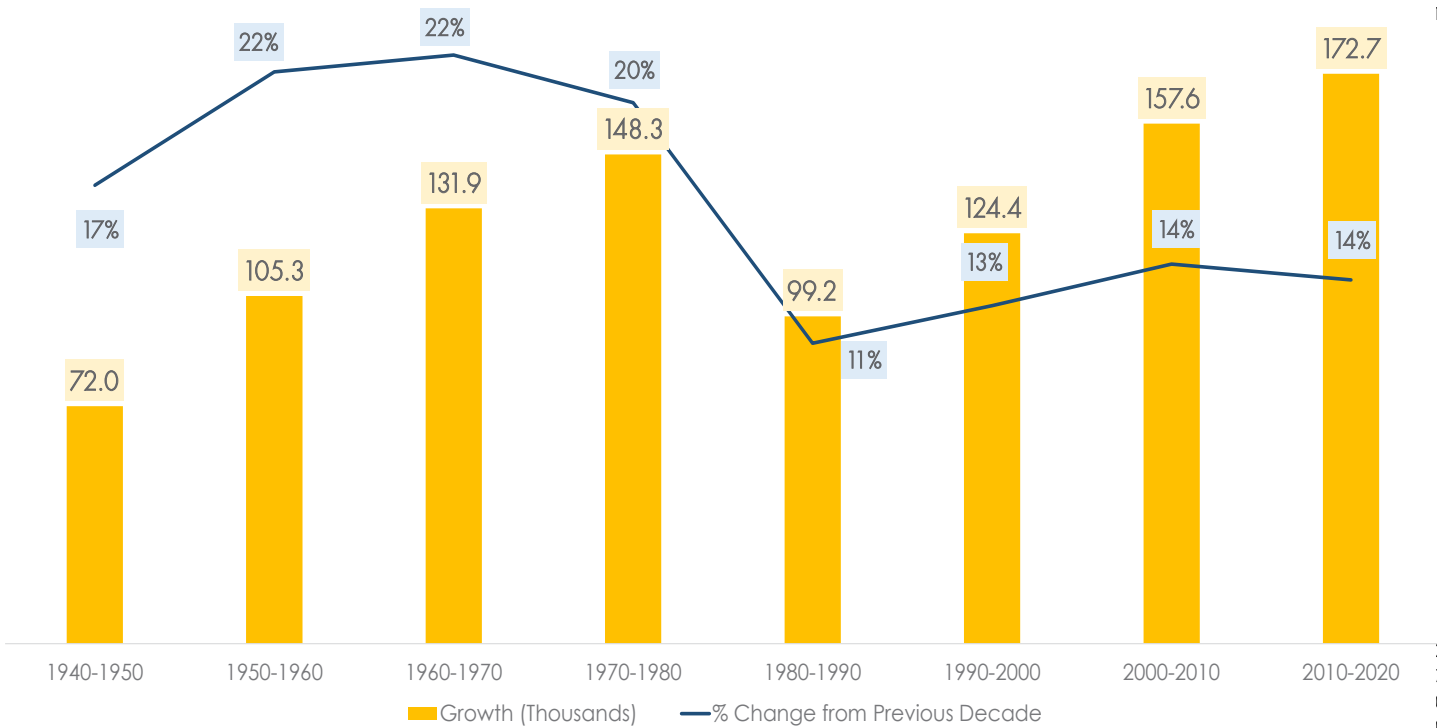


Source: U.S. Census Bureau, Oklahoma City MSA, Esri Business Analyst 2025

The OKC MSA has grown 19% from 2010-2025, adding 239,499 residents.



OKLAHOMA CITY MSA POPULATION CHANGE



POPULATION TOTALS

	2010	2020	2025	2030
OKC MSA	1,252,987	1,425,695	1,497,292	1,556,360
GREATER OKC	1,414,813	1,594,979	1,670,830	1,732,910
OKLAHOMA	3,751,351	3,959,353	4,086,559	4,175,616
USA	308,745,538	331,449,281	339,887,819	347,149,422

Source: U.S. Census; Esri Business Analyst 2025

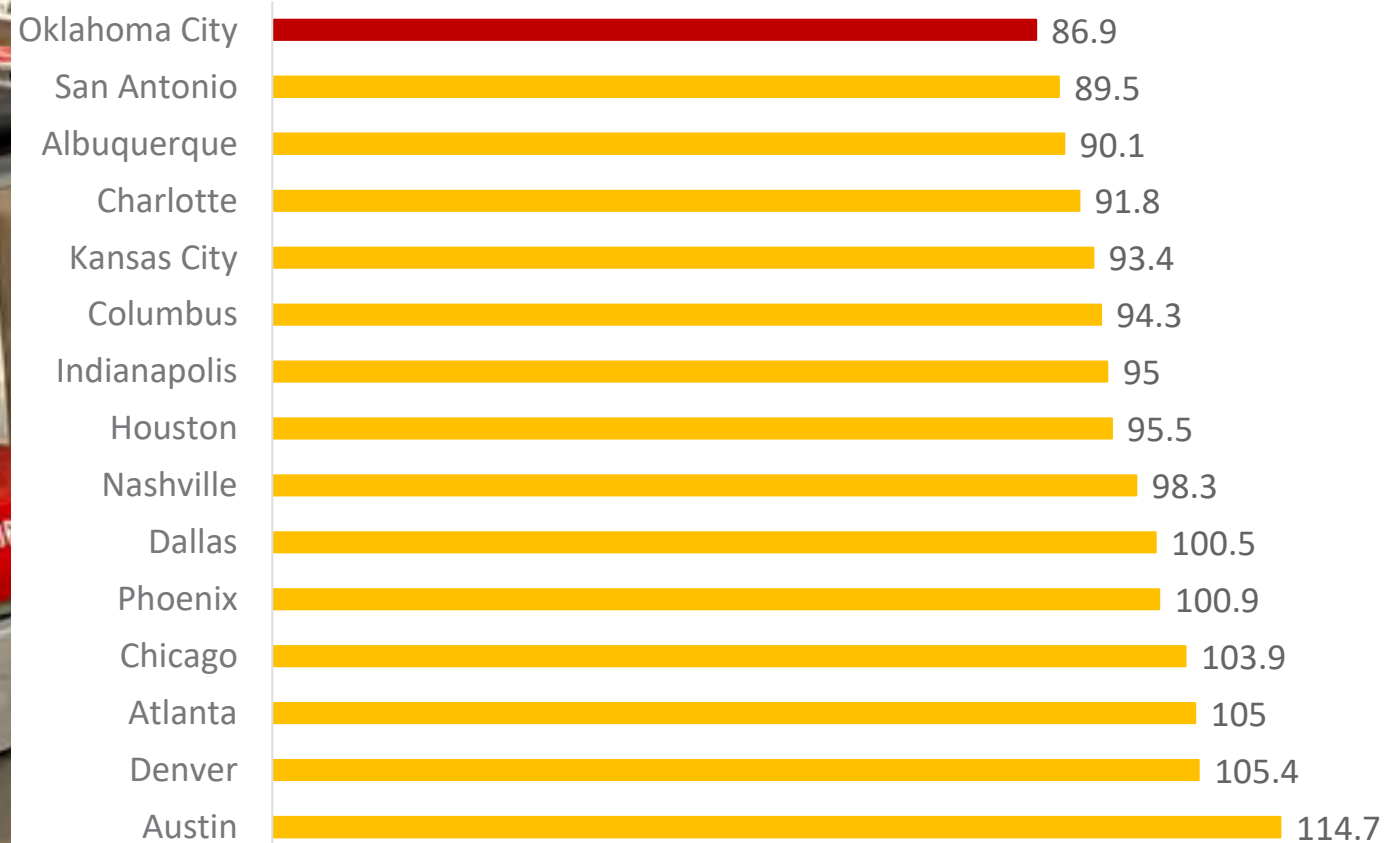
DOING BUSINESS

Greater Oklahoma City offers you big advantages, with a strategic location, market access and the workforce you are looking for. All while providing some of the lowest business costs in the U.S. for a

major metro. There is a reason the Arizona State University Center for the Study of Economic Liberty named Oklahoma City the easiest place in North America to do Business.

Of the 41 metros larger than Oklahoma City nationwide, OKC is growing at a faster rate than 2/3 of them.

**COST OF DOING BUSINESS
100 = U.S. AVERAGE**



Source: Moody's North American Business Cost Review, 2025

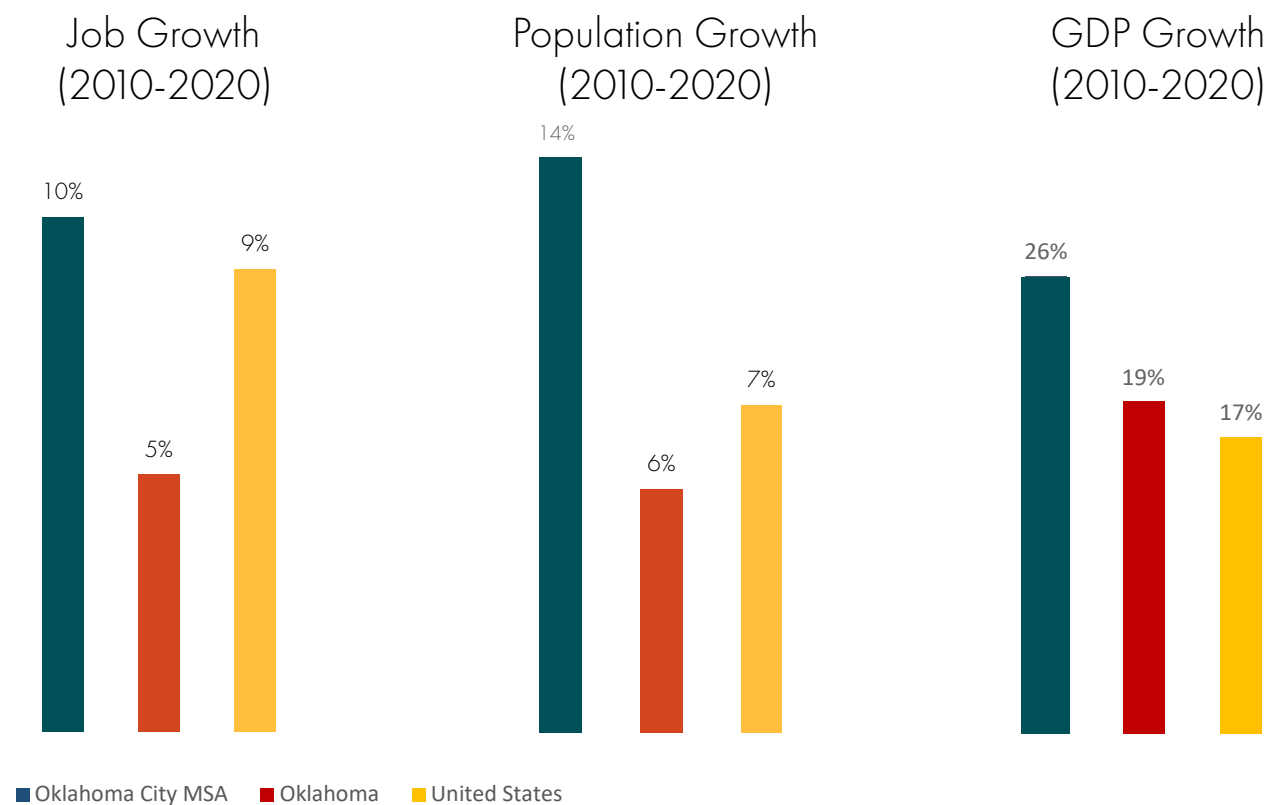
Note: Cost of Doing Business is an index value with the average for the United States being 100.

BUSINESS CLIMATE

Labor					
Right-To-Work State					Yes
% Employed Union Members in 2024 (MSA)					6.2%
% Employed Represented by a Union (MSA)					6.9%
State Labor Force (April 2025)					1,997,251
Regional Labor Force (Greater OKC) (April 2025)					840,624
Taxes					
Corporate Income Tax Rate					4%
Personal Income Tax Rate					4.75%
Sales Tax Rate Range (Cities over 10K)					3.75-4.6%
Real Property Tax Range (County)					11-12%
	Canadian - 12.00%	Cleveland - 12.00%	Grady - 11.00%	Kingfisher - 11.00%	Lincoln - 11.00%
	Logan - 11.00%	McClain - 11.00%	Oklahoma - 11.00%	Payne - 11.40%	Pottawatomie - 12%
Personal Property Tax Range (County)					10-14%
	Canadian - 12.00%	Cleveland - 12.00%	Grady - 11.00%	Kingfisher - 11.00%	Lincoln - 12.00%
	Logan - 10.00%	McClain - 11.00%	Oklahoma - 13.75%	Payne - 11.40%	Pottawatomie - 14%
Inventory Tax					Inventory exempt from tax for certain purposes; final destination must be outside Oklahoma and remain in state for less than 9 months
Labor-Intensive Manufacturer Effective Tax Rate (State)					
New Firm Rank					#1 Lowest
New Firm Rate					2.2%
Corporate Headquarters Effective Tax Rate (State)					
New Firm Rank					# 2 Lowest
New Firm Rate					8.1%
Shared Services Center Effective Tax Rate (State)					
New Firm Rank					#2 Lowest
New Firm Rate					3.8%
Property Tax Collections Per Capita (State 2025)					
Rank					#5 Lowest
Collections					\$5,038
Gasoline Taxes (Jan. 2024 Taxes in Cents per Gallon)					
State Of Oklahoma Excise Tax					20
U.S. State Excise Tax Average					32
Unemployment Tax (State 2025)					Conditional Factor "D" and State Factor of "50%"
	Rate for Newly Established Employers				1.50%
	Range of Rates				0.3% to 9.2%
	Taxable Wage Base				\$28,200
	Maximum Weekly Benefit				\$541
	Maximum Benefit Amount				\$8,656
	Maximum Benefit Wage Charge				\$25,968
Workers' Compensation Insurance					Average Employer Cost: \$1.41 per \$100 of payroll
Costs					
Cost of Doing Business Index (MSA)					86.9
Cost of Living Index (Oklahoma City)					82.2
Average Class A Office Lease Rate					\$24.12
Average Marketwide Office Lease Rate					\$20.08
Average Lease Rate - Industrial					\$8.47
Average Price of Electricity (State - March 2025 In Cents Per kWh)					
Residential					12.37
Commercial					8.12
Industrial					5.25
All Sectors					8.37

Source: UnionStats, Lightcast, Oklahoma Department of Commerce, OK Tax Commission, County Assessors, Tax Foundation, American Petroleum Institute, Moody's, C2ER, CoStar 2025, Energy Information Administration, OESC, Rich States, Poor States- Oregon Department of Consumer and Business Services (2025)

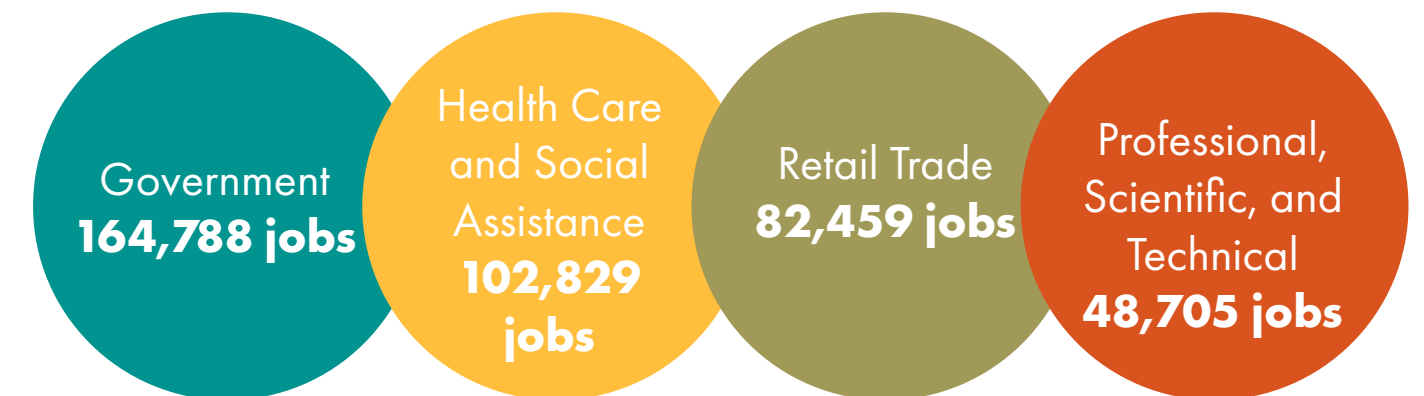
STRONG GROWTH IN OKLAHOMA CITY



ECONOMIC DRIVERS

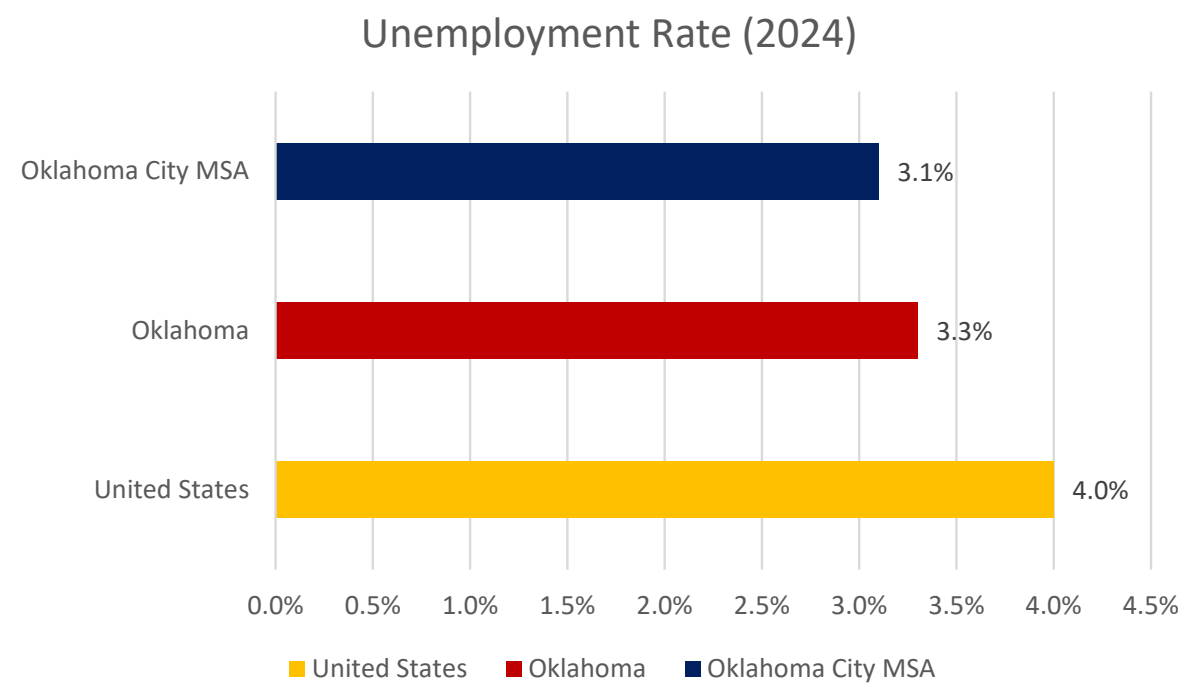
The economy of the Greater Oklahoma City region is diverse. Aerospace makes up one of the fastest-growing sectors, employing more than 45,500 individuals and having experienced a **21% increase in goods & services output from 2020-2025**. A few of the key economic drivers include Government, Health Care, Retail Trade and Professional Services. Federal, state and local government account for approximately 20% of all jobs

primarily because of the presence of Tinker Air Force Base, the Federal Aviation Administration, tribal employment, and Oklahoma City is the state's capital. The largest number of establishments are found within the professional services sector and the oil and gas sector remains a major contributor to GDP and wages.



Source: BLS QCEW 2024 (Greater Oklahoma City Region; Lightcast 2025.2)

UNEMPLOYMENT RATE (2024)



Source: U.S. Census, BEA, BLS



53,463 BUSINESS ESTABLISHMENTS IN GREATER OKC REGION

Industry	Number of Establishments
Professional, Scientific, and Technical Services	8,289
Health Care and Social Assistance	6,216
Retail Trade	5,330
Construction	4,929
Administrative and Support and Waste Management and Remediation Services	3,988
Accommodation and Food Services	3,827
Finance and Insurance	3,575
Wholesale Trade	3,216
Other Services (except Public Administration)	3,194
Real Estate and Rental and Leasing	2,489
Manufacturing	1,492
Transportation and Warehousing	1,371
Information	1,179
Government	1,179
Mining, Quarrying, and Oil and Gas Extraction	1,165
Arts, Entertainment, and Recreation	687
Educational Services	677
Agriculture, Forestry, Fishing and Hunting	322
Management of Companies and Enterprises	304
Utilities	138

Source: BLS QCEW 2024 (Lightcast 2025.2)

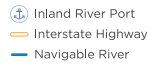


MAJOR EMPLOYERS

	Industry	Employee Count
State of Oklahoma	Government	37,600
Tinker Air Force Base	Military	27,000
Oklahoma State University - Stillwater Campus	Higher Education	13,940
University of Oklahoma - Norman	Higher Education	11,530
INTEGRIS Health*	Health Care	11,000
OU Medical Center	Health Care	9,500
Amazon	Warehouse & Distribution	8,000
Hobby Lobby Stores Inc.*	Wholesale & Retail	6,500
Mercy Hospital*	Health Care	6,500
SSM Health Care of Oklahoma, Inc.*	Health Care	5,600
FAA Mike Monroney Aeronautical Center	Aerospace	5,150
City of Oklahoma City	Government	5,100
University of Oklahoma Health Sciences Center	Higher Education	5,000
Paycom*	Technology	4,300
The Boeing Company	Aerospace	3,500
Norman Regional Hospital	Health Care	3,300
Midfirst Bank*	Finance	3,100
AT&T	Telecommunications	2,700
OGE Energy Corp*	Utility	2,240
Love's Travel Stops & Country Stores*	Retail	2,200
Citizen Potawatomi Nation	Government	2,200
Oklahoma City Community College	Higher Education	2,100
BancFirst*	Finance	2,050
American Fidelity*	Finance/Insurance	1,950
UPS	Transportation	1,830
Devon Energy Corp*	Oil & Gas	1,800
Advanced Call Center Technologies	Administration & Support	1,500
Johnson Controls	Manufacturing	1,400
University of Central Oklahoma	Higher Education	1,380
Stillwater Medical Center	Health Care	1,320
Costco Member Service Center	Customer Service	1,310
Great Plains Coca-Cola Bottling Company	Beverage Distribution	1,300
INTEGRIS-Deaconess Hospital*	Health Care	1,300
Dell	Sales & Business Services	1,250
The Climate Control Group	Manufacturing	1,250
Expand Energy*	Oil & Gas	1,200
Farmers Insurance Group	Customer Service	1,160
Bank of Oklahoma	Finance	1,100
Dolese Bros. Co.*	Manufacturing	1,060
Continental Resources*	Oil & Gas	1,000
Cox Communications	Telecommunications	1,000
Northrop Grumman	Aerospace	1,000
Rose State College	Higher Education	1,000

IN THE CENTER OF IT ALL

Oklahoma's central location in the continental United States continues to attract companies seeking to establish a logistics and distribution center to facilitate transportation of their products to end customers across the country.



Lower Energy Costs Than the National

(Energy Information Administration)

Cost of Doing Business

(CNBC America's Top States for Business, 2024)

Lowest Corporate Tax Rate in the U.S.

Within
500 Miles
of more than
99 Million
Customers

Expansive Infrastructure Supports Oklahoma's Growing Distribution & Transportation Cluster



Two International Airports in Oklahoma City and Tulsa

- Lariat Landing, east of OKC Will Rogers International Airport, offers a 1,000-acre multi-use, multi-industry development area. The area offers easy access to I-35, I-40 and I-44, and encompasses Oklahoma City's Foreign Trade Zone (FTZ).
- Tulsa International Airport in Northeast Oklahoma also falls within a subzone of FTZ and is situated near I-244 & I-44.



Largest and Most Inland Ports in the Nation

- Located in Northeast Oklahoma, Tulsa Ports is the nation's furthest inland, all-weather, ice-free port, connecting to the Mississippi River, the Gulf of Mexico and seaports worldwide.
- Oklahoma's ports connect 12 state service areas with 20 states accessible through this waterway.



Intersection of 3 Major Interstate Highways

- More than 600 trucks per day travel Oklahoma's 12,000+ miles of highway, delivering goods to 26 major cities within an 800-mile length of haul.
 - I-35 (South Texas to Minnesota)
 - I-40 (Barstow, CA to North Carolina)
 - I-44 (North Texas to St. Louis, MO.)
 - US Highways 69 and 412 ensure that every corner of the state is set up for moving goods efficiently.



Rail Provides Freight Corridors throughout Oklahoma

- Oklahoma's rail lines ship 226 million tons of cargo and 5+ million carloads of freight annually.
- BNSF's 195-acre site Logistics Center in Oklahoma City provides shovel-ready sites for industrial purposes and fully permitted sites with rail infrastructure. It includes mainline turnouts, industry common track and inner roads.
- Union Pacific co-operates more than 1,200 miles of track in Oklahoma and has spent more than \$262 million on Oklahoma tracks, structures and facilities since 2016.



ADVISOR BIOS

SECTION 6

MANUFACTURING FACILITY FOR SALE

3949 NW 36th Street, Oklahoma City, OK 73112



CODY BEAT

Director, Brokerage & Advisory Services

cody@adeptcre.com

Direct: 405.831.0059

PROFESSIONAL BACKGROUND

Upon graduating from college, Cody Beat embarked on his professional journey in the Oklahoma City real estate sector. He initially served as an Environmental Health & Safety Specialist at a prominent commercial real estate firm in the city. Drawing upon his knowledge of the commercial property management sector, he later transitioned to the brokerage realm. With his meticulous attention to detail and profound understanding of marketing, specializes in promoting commercial properties across a diverse array of traditional and digital channels. His primary focus lies in delivering exceptional representation for landlords and sellers. Notable clients in Cody's portfolio of clients include Heartland Development, London Investments, and Overland Charters.

Cody is married to his wife, Jessica, and they are blessed with a daughter named Adalyn, as well as two canine companions, Moose and Rocky. Both enthusiasts of golf, they are proud members of the Greens Golf & Country Club. In his leisure time, Cody delights in the outdoors, fitness activities, and the art of woodworking.

Career Highlights:

12701 N Santa Fe Avenue - \$43,000,000 | 3000 N Hemlock Circle - \$16,090,000 | 5500 SE 59th Street - \$5,100,000 | 3021 NE 50th Street - \$3,350,000 | 6205 S Sooner Road - \$3,275,000 | NW 63rd & Council 90 Acres - \$3,150,000 | 6209 & 6417 S Sooner Road - \$2,900,000 | 4820 SW 20th Street - \$2,850,000 | 4201 SW 29th Street - \$2,500,000 | 3000 N Hemlock Circle - 193,000 SF | 10500 W Reno - 84,000 SF | 16 S Penn Ave - 50,000 SF | 120 N Vermont - 48,500 SF | 397 N Harvard - 36,000 SF | 306 N Meridian Ave - 25,000 SF

EDUCATION

University of Central Oklahoma - Bachelor of Science in Industrial Safety and Marketing

MEMBERSHIPS

Commercial Real Estate Council

Adept Commercial Real Estate, LLC

1 NE 2nd Street, Suite 101
Oklahoma City, OK 73104
405.602.2591

MANUFACTURING FACILITY FOR SALE

3949 NW 36th Street, Oklahoma City, OK 73112



ANDREW HWANG, ESQ

Co-Founder & Partner

andrew@adeptcre.com

Direct: 405.570.7317

OK #170740

PROFESSIONAL BACKGROUND

Andrew Hwang is a real estate professional with over sixteen years of experience in commercial real estate investments, brokerage, and development. As the Co-Founder and Managing Partner for Adept Commercial Real Estate, which owns and manages a real estate portfolio consisting of industrial, retail, and office, Andrew oversees all acquisitions, marketing/leasing, and serves as the managing broker. In addition, he is an Of Counsel Real Estate Attorney with Riggs, Abney, Neal, Turpen, Orbison & Lewis.

Andrew is a member of Frontline Church, serves on the school board for Westminster School, enjoys playing golf at Twin Hills Golf & Country Club, and is recreational marathon runner. He is married to his wife, Sophia, and together, they have four young children (AJ, Zeke, Auggie, and Lia).

EDUCATION

University of Michigan-Ann Arbor - BA Economics

University of Oklahoma College of Law - Juris Doctor

MEMBERSHIPS

Oklahoma Bar Association | Urban Land Institute | Commercial Real Estate Council | Leadership OKC Class XXXVI - Alumni | University of Michigan-OKC Alumni Association - President | University of Michigan-OKC Scholarship Endowment - Trustee | Frontline Church - Finance Council | Westminster School - Trustee

Adept Commercial Real Estate, LLC

1 NE 2nd Street, Suite 101

Oklahoma City, OK 73104

405.602.2591



MANUFACTURING FACILITY FOR SALE

3949 NW 36th Street, Oklahoma City, OK 73112



ZACH MARTIN

Co-Founder & Partner

zach@adeptcre.com

Direct: 405.823.1644

OK #151557

PROFESSIONAL BACKGROUND

Zach Martin serves as the Co-Founder and Managing Partner for ADEPT Commercial Real Estate specializing in acquisition and development in Oklahoma City. Martin began his commercial real estate career in 2005. After several years as a successful commercial real estate broker, Martin began purchasing and redeveloping mixed-use buildings in both Bricktown and downtown OKC's Film Row District. Martin was recognized as a member of OKC's most successful "Forty Under 40" achievers, he has twice won the CoStar "Transaction of the Year" award, and also twice received awards from the Urban Land Institute in honor of his downtown OKC development projects, all while serving on the Board of Directors for the City Rescue Mission. For the past decade, Martin has primarily focused on the acquisition of industrial buildings throughout the Greater Oklahoma City area.

CAREER HIGHLIGHTS

\$5,000,000 sale of 1300 N Walker | \$7,000,000 redevelopment of 16 S Penn Complex | \$13,500,000 sale of 4801 Gaillardia Parkway in Oklahoma City | The sale of the 100,000 SF Century Center Mall in Downtown Oklahoma City | \$18,000,000 redevelopment of the historic Mideke Building in Bricktown Oklahoma City | \$80,00,000 Development of West Village Apartments Downtown OKC | \$6,500,000 sale of Lake Park Office Tower in Oklahoma City | \$6,500,000 sale of the historic Oklahoma Hardware building in Bricktown Oklahoma City | \$6,400,000 sale of the historic Kingman building in Bricktown Oklahoma City | \$5,800,000 sale of the Bricktown Oklahoma City Central Buildings located at 120 E Sheridan Avenue in Bricktown | \$1,450,000 sale of an industrial building located at 901 W California in downtown Oklahoma City | \$4,600,000 sale of Riverwalk shopping center in Moore | \$8,000,000 sale of 4700 Gaillardia Parkway in Oklahoma City | \$4,000,000 development - Oklahoma Municipal Assurance Group Building, Edmond | \$4,200,000 sale of 3700 and 3800 Classen Boulevard in Oklahoma City | \$3,750,000 sale of The Expressways office building located at 2525 N.W. Expressway in Oklahoma City | \$3,500,000 sale of the Integris Family Care Building located at 1700 Renaissance Boulevard in Edmond, Oklahoma | \$2,225,000 sale of an office building located at 1401 S. Douglas in Midwest City | \$1,225,000 sale of 417 Dean A. McGee office building in Oklahoma City | \$1,550,000 sale of the Belle Isle Church Building in Oklahoma City | \$2,000,000 sale of the Flag Pole Lot development site in Bricktown | \$1,300,000 sale of an office building at 4233 Charter Avenue in Oklahoma City | \$1,040,000 sale of an industrial building located at 2 NW 6th in downtown Oklahoma City | \$1,730,000 sale of RBA Architects building | Leased over 225,000 square feet of office space at the First National Center to Devon Energy

EDUCATION

Adept Commercial Real Estate, LLC

1 NE 2nd Street, Suite 101
Oklahoma City, OK 73104
405.602.2591