

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$14 - 15 /SF (NNN)
Sale Price:	\$1,790,000
Building Size:	12,000 SF
Available SF:	9,000
Lot Size:	1.22 Acres
Available Units:	6
Year Built:	2025

PROPERTY OVERVIEW

This property provides flexible solutions suitable for a variety of industrial flex and retail tenants. Each unit features a bathroom, a 14-foot-high by 18-foot-wide overhead door, and fully equipped HVAC space. The owners are willing to discuss tenant improvements for qualified tenants to help support your business growth. Ideally situated just north of the intersection of N. Morgan Rd. and Northwest Expressway, the location offers convenient access to the John Kilpatrick Turnpike, ensuring easy connectivity to the surrounding metro area and major highways.

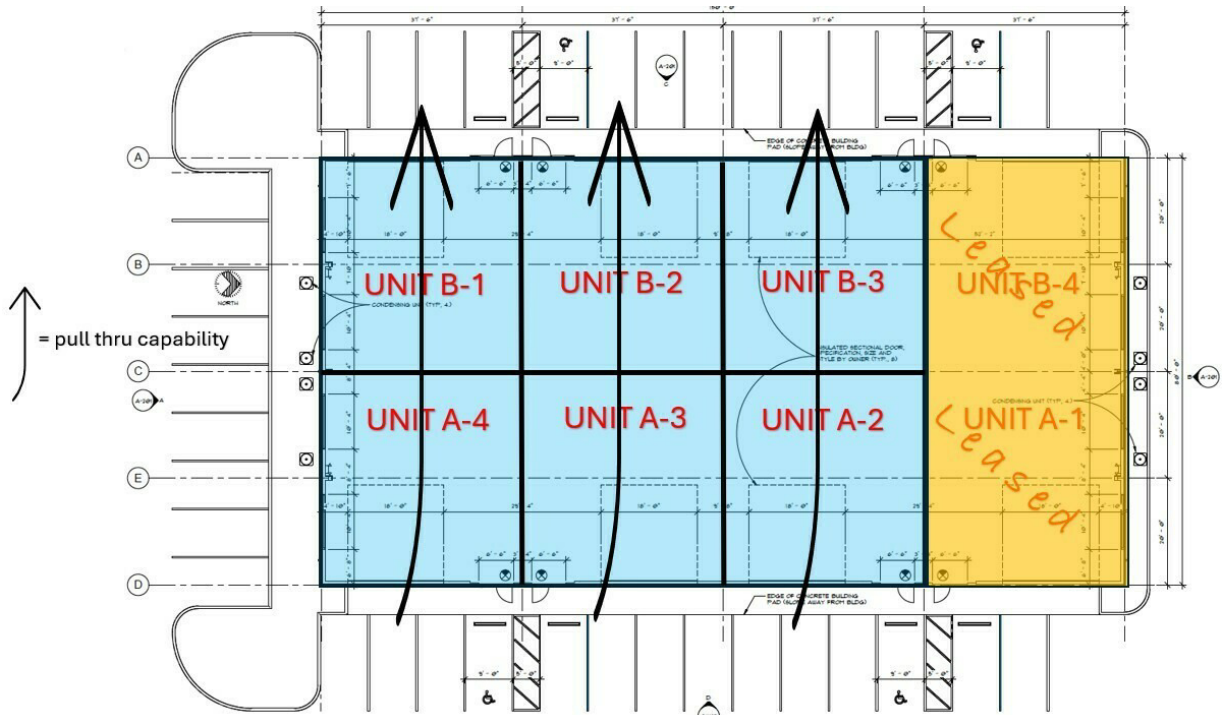
PROPERTY HIGHLIGHTS

- Overhead doors measuring 14' high by 18' wide, equipped with automatic openers
- Entire space is fully climatized
- Pull-through capability within the warehouse area
- Clear span height of 18' to 20'
- 3-phase electrical service
- Includes a built-out bathroom

johnny@creekcre.com
405.990.0569
JOHNNY STRADAL

ethan@creekcre.com
405.830.0252
ETHAN SLAVIN

LEASE SPACES



LEASE INFORMATION

Lease Type:	NNN
Total Space:	1,500 - 10,500 SF

Lease Term:	Negotiable
Lease Rate:	\$14 - \$15 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Unit A-4	Available	1,500 - 10,500 SF	NNN	\$15.00 SF/yr	-
Unit A-3	Available	1,500 - 10,500 SF	NNN	\$14.00 SF/yr	-
Unit A-2	Available	1,500 - 10,500 SF	NNN	\$14.00 SF/yr	-
Unit A-1	-	1,500 - 10,500 SF	NNN	\$17.00 SF/yr	-
Unit B-1	Available	1,500 - 10,500 SF	NNN	\$15.00 SF/yr	-
Unit B-2	Available	1,500 - 10,500 SF	NNN	\$14.00 SF/yr	-
Unit B-3	Available	1,500 - 10,500 SF	NNN	\$14.00 SF/yr	-
Unit B-4	-	1,500 - 10,500 SF	NNN	\$17.00 SF/yr	-

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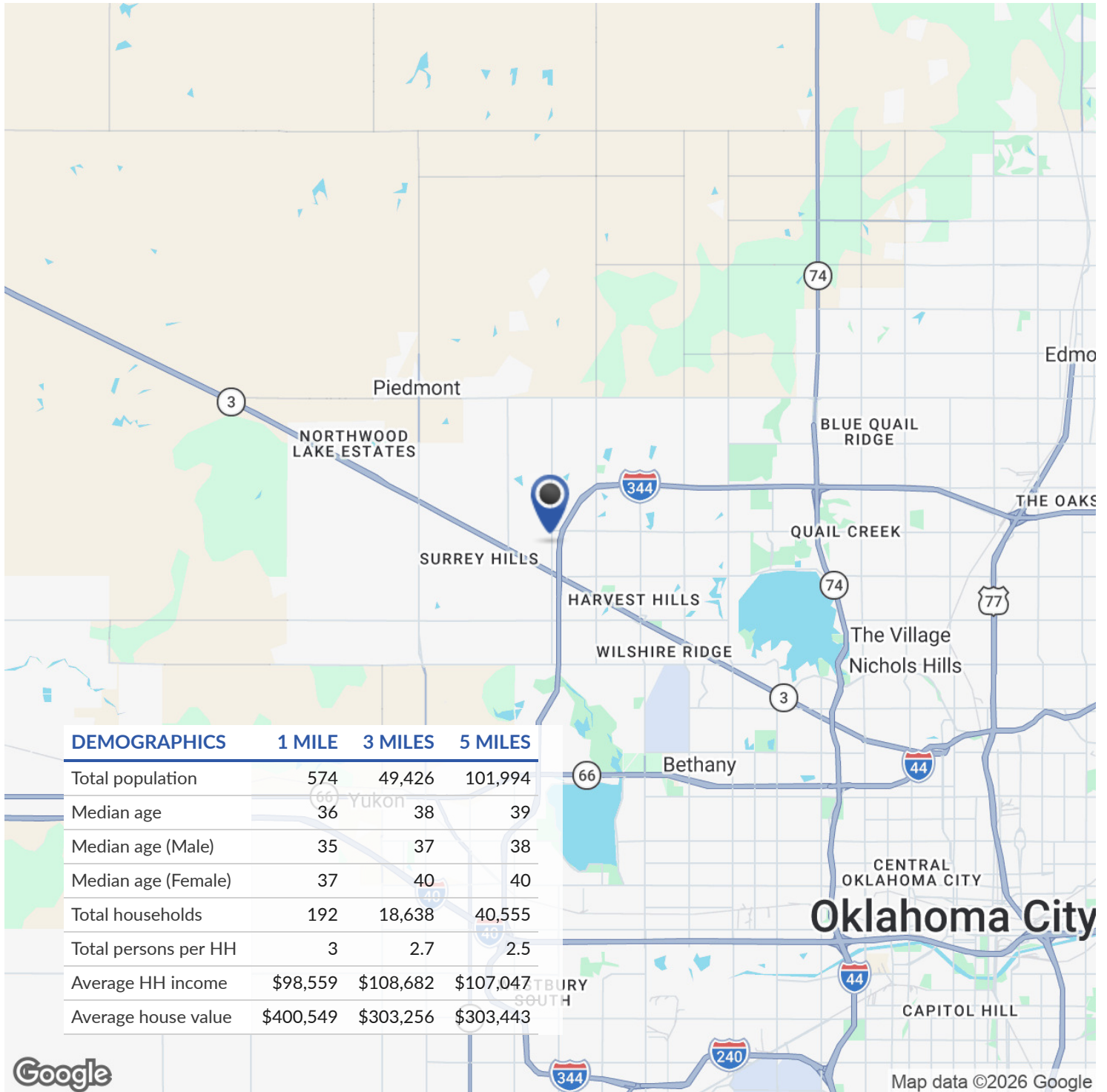
ADDITIONAL PHOTOS



johnny@creekcre.com
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LOCATION MAP



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