

# Koloa Industrial Park

11571 Blacksand Dr, Edmond, OK 73034

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Block One Real Estate



# Koloa Industrial Park

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## Property Details

11601 Blacksand Drive offers a newly constructed, modern flex building in Edmond, Oklahoma, designed to accommodate a variety of uses. Currently available are four contiguous spaces of ±3,750 SF each, which can be leased individually or combined for a total of ±15,000 SF.

The suites are currently in open-box condition, providing maximum flexibility for tenant improvements. Walls can be added to create private offices, conference rooms, or specialized layouts. The building's metal construction and contemporary design ensure durability and a professional image.

Located in a growing corridor of Edmond, the property benefits from easy access to major thoroughfares, strong demographics, and proximity to residential communities. Ample parking and modern infrastructure make this an ideal choice for businesses seeking a customizable footprint in a high-demand market.

**Price: \$11.00 /SF/YR**

- Newly built in 2024 with modern metal construction and professional design
- Ample on-site parking for employees and visitors

▪ Located in a growing Edmond corridor with strong household incomes and easy access to major roads

View the full listing here: <https://www.loopnet.com/Listing/11571-Blacksand-Dr-Edmond-OK/40044631/>

Rental Rate:	\$11.00 /SF/YR
Min. Divisible:	3,750 SF
Property Type:	[object Object]
Center Type:	[object Object]
Gross Leasable Area:	31,400 SF
Walk Score ®:	10 (Not friendly)
Rental Rate Mo:	\$0.92 /SF/MO

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## Listing space

1st Floor	Space Available:	3,750 - 15,000 SF
	Rental Rate:	\$11.00 /SF/YR
	Contiguous Area:	15,000 SF
	Date Available:	Now
	Service Type:	Modified Gross
	Space Type:	Relet
	Space Use:	Industrial
	Lease Term:	5 - 30 Years

11601 Blacksand Drive offers four contiguous suites in a newly constructed, high-quality flex building in Edmond, Oklahoma. Each suite is approximately 3,750 square feet and can be leased individually or combined for a total of 15,000 square feet, providing exceptional flexibility for a wide range of users. The spaces are currently in open-box condition, allowing tenants to design and build out the layout that best suits their operational needs.

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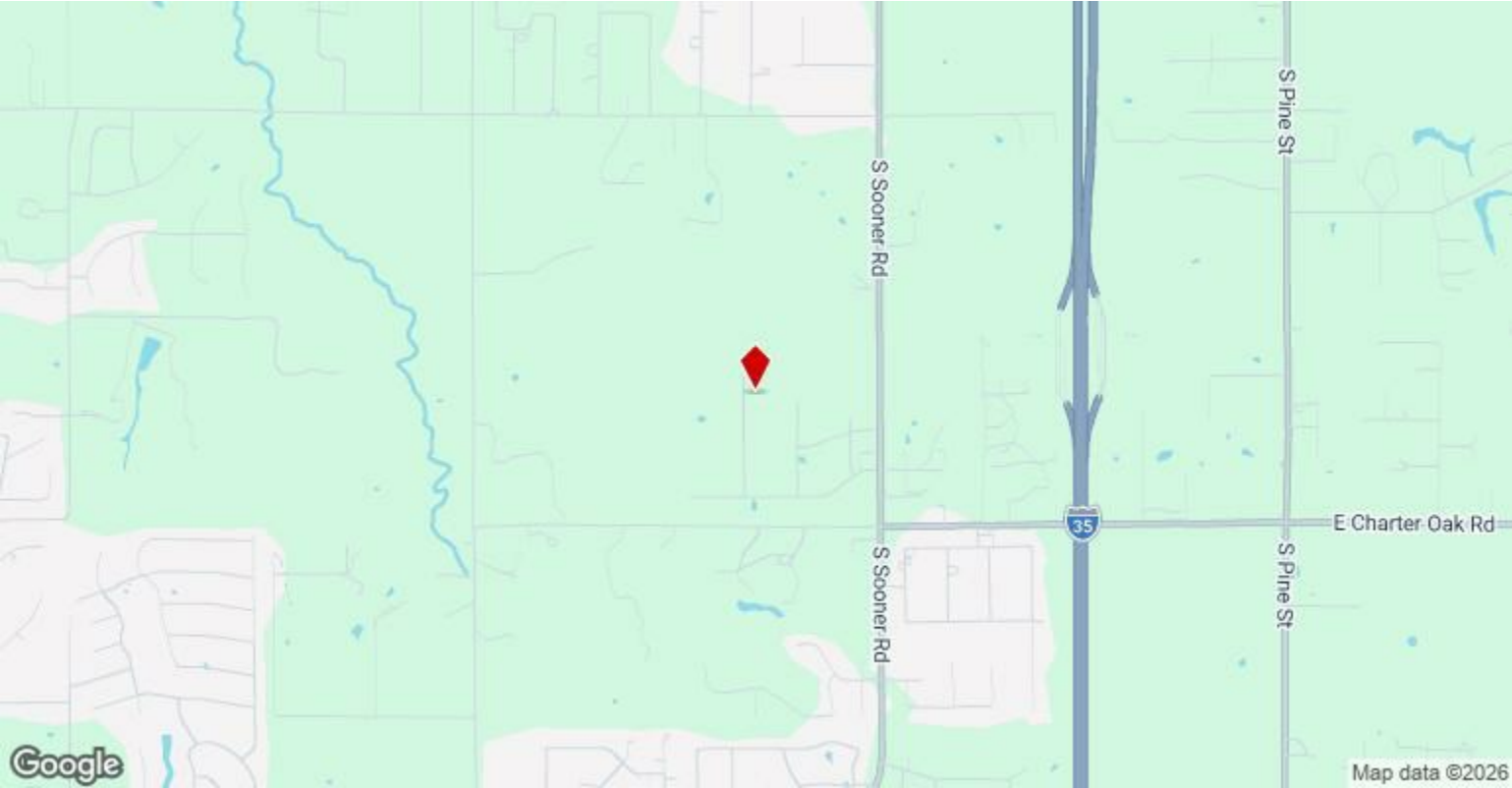
## Major Tenant Information

Tenant	SF Occupied	Lease Expired
AMH Properties	-	June 2030
Jerry's Auto	-	June 2028
Prodigy Jiu-Jitsu	-	January 2031

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## Location



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## Property Photos



exterior2



Blacksand-22

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## Property Photos



Blacksand-24



Blacksand-25

# Koloa Industrial Park

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## Property Photos



Blacksand-26

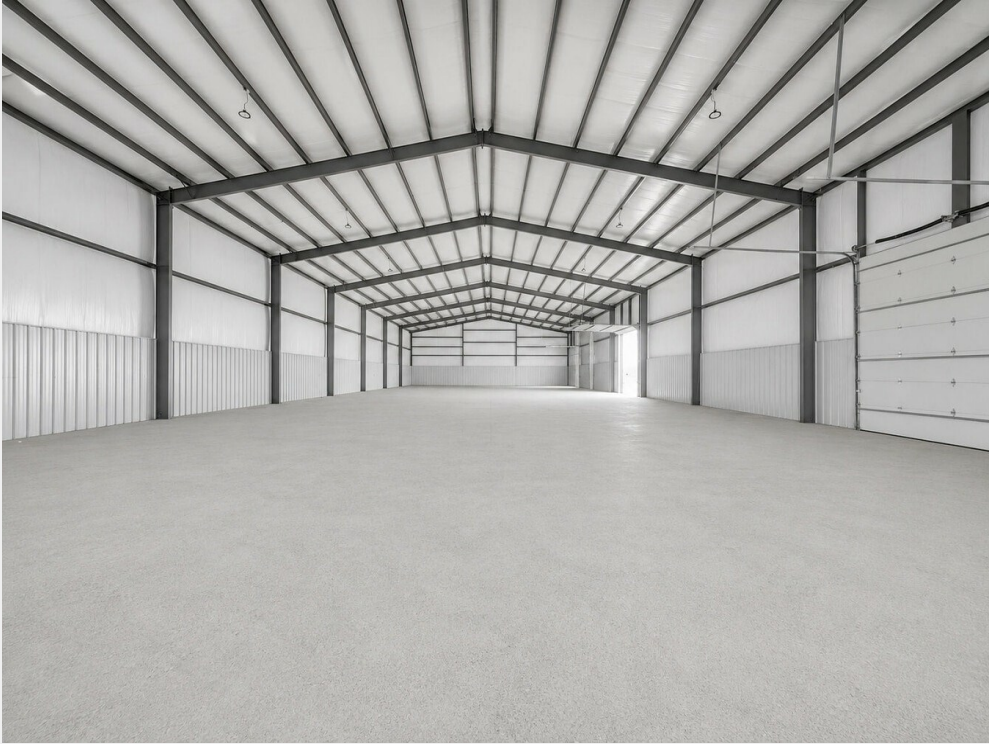


Blacksand-29

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## Property Photos



Blacksand-28



Blacksand-27

# Koloa Industrial Park

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## Property Photos



Blacksand-10



Blacksand-15

# Koloa Industrial Park

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## Property Photos



Blacksand-1



Blacksand-12

# Koloa Industrial Park

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## Property Photos



Blacksand-8



Blacksand-7

# Koloa Industrial Park

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## Property Photos



Blacksand-6



Blacksand-4

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