

# WAREHOUSE FOR LEASE WITH SECURE YARD

2325 South Fretz Avenue, Edmond, OK 73013

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Lease Rate:	\$11.00 SF/yr (NNN)
Available SF:	10,000 SF
Lot Size:	1.6 Acres
Clear Height:	16' - 18'
Overhead Doors:	Two (14' X 14')
Zoning:	Light Industrial (F-1)
Submarket:	Edmond

### LOCATION DESCRIPTION

Strategically located within the Enterprise Park of south Edmond, this property offers exceptional accessibility just one-quarter mile from Broadway Extension (I-235), providing seamless connectivity to the Oklahoma City metro.

### PROPERTY HIGHLIGHTS

- Expansive clear-span construction combined with efficient clear heights enables seamless product flow and adaptable equipment configurations.
- +/- 0.55-acre secure outdoor storage yard featuring perimeter fencing, site lighting, and gravel.
- Excellent site accessibility and visibility with dual curb-cut access from South Fretz Avenue.
- Warehouse features include LED lighting, multiple gas heaters, motorized grade-level overhead doors, two private offices, two restrooms, and a fire protection system.
- Unique opportunity to lease Class A warehouse space with secured outdoor storage in the highly desirable Edmond submarket.

### CODY BEAT

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



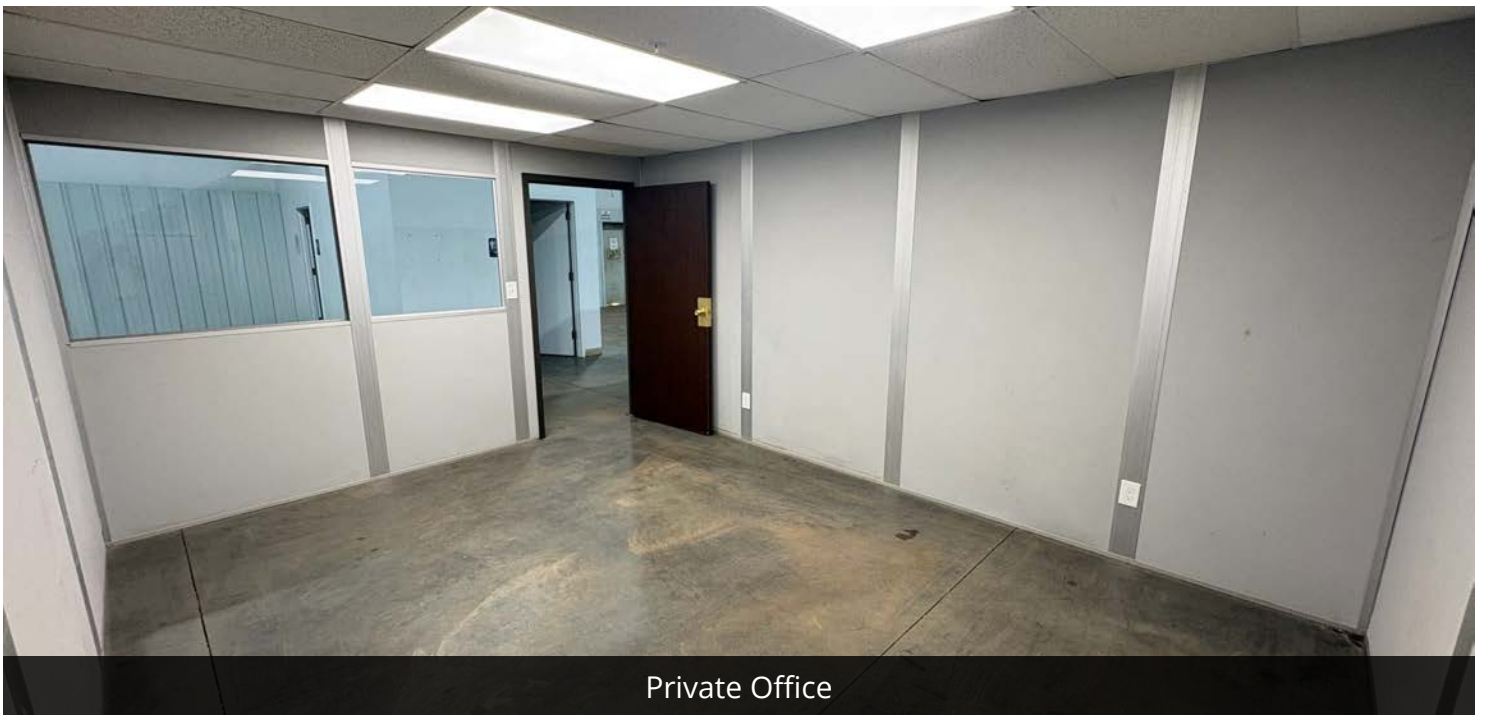
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## PROPERTY PHOTOS



Interior of Warehouse



Private Office

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## PROPERTY PHOTOS



Exterior of Fenced Yard



Exterior Photo of Site

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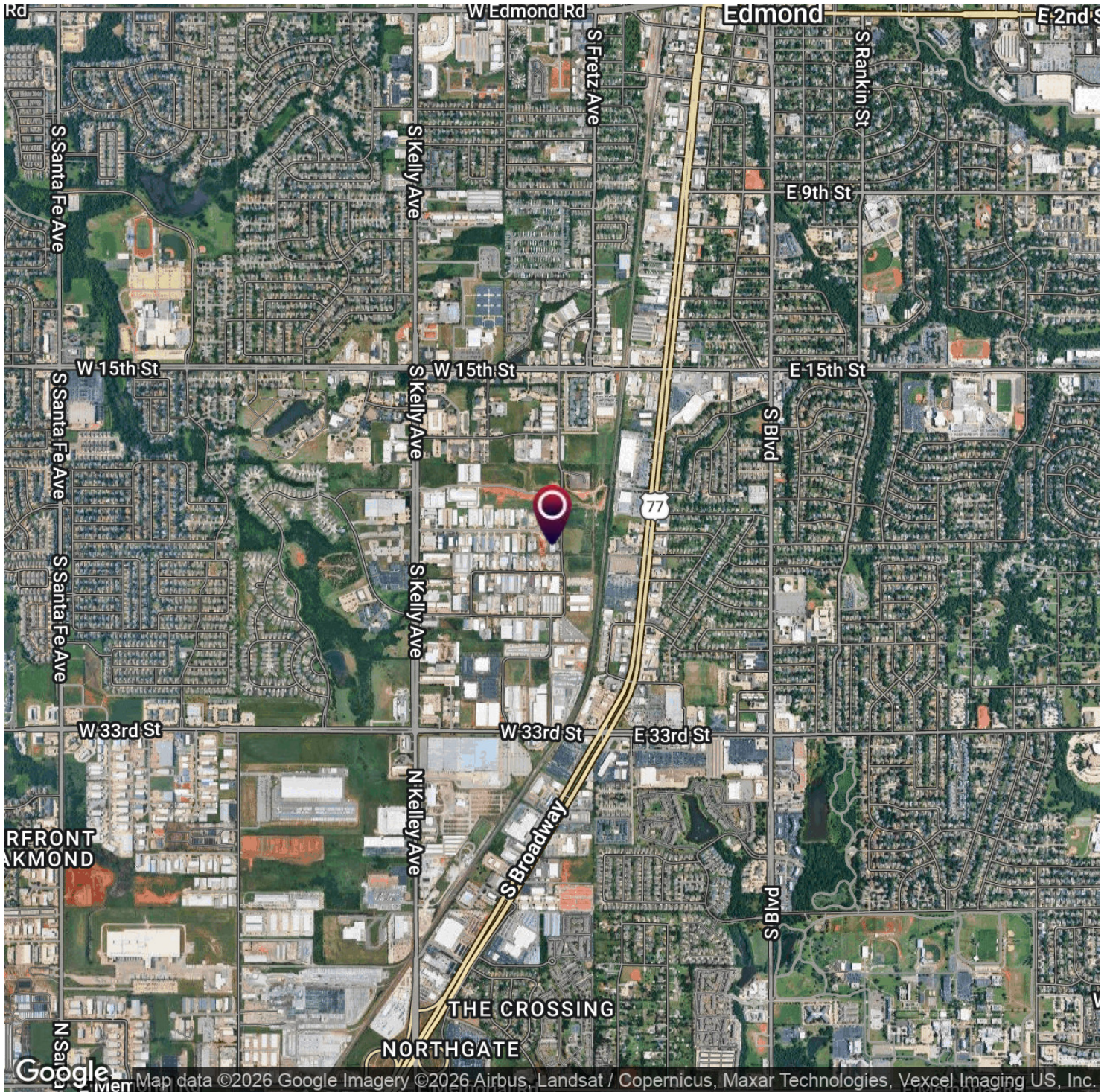
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## LOCATION MAP



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