

1408 FRETZ AVENUE
EDMOND, OK 73003



Industrial Building For Sale or Lease

14,584 SF on 1.05 Acres MOL
Sales Price: \$1,395,000 (\$95.64/SF)

(3) 1,823 SF Spaces Available For Lease
Lease Price \$9.50/SF/YR/NNN

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1408 FRETZ AVENUE

PROPERTY HIGHLIGHTS

- Brick construction | 12' clear height | Covered canopy walkways
- 8 drive-in doors — 10' W x 10' H
- 3-phase / 200-amp electrical
- Office + warehouse flex configurations
- Climate-controlled suites available
- 33 parking spots
- 5 tenants in place | 3 suites available – 63% Occupancy
- Priced below replacement cost at ~\$96/SF
- **OFFERING MEMORANDUM AVAILABLE UPON REQUEST**

LOCATION HIGHLIGHTS

- Less than 1 mile to I-35
- Edmond's 73003 zip code — one of Oklahoma's highest-income trade areas
- Minutes from UCO, Edmond Medical Center & Downtown Edmond
- Established Fretz Avenue industrial corridor

SUITE INFO

Suite 3 – 1,823 SF

- 1 Office and 1 Restroom
- 10' x 10' Grade Level Door
- 75% / 25% Warehouse to Office Ratio

Suite 4 – 1,823 SF

- 25% / 75% Warehouse to Office Ratio
- 10' x 10' Grade Level Door
- 3 Private Offices
- Reception
- Kitchenette
- 1 ADA Bathroom

Suite 8 – 1,823 SF

- 20% / 80% Warehouse to Office Ratio
- 5 Offices
- 1 ADA Restroom
- 10' x 10' Grade Level Door



PROPERTY OVERVIEW

TOTAL SF 14,584 SF +/-

LOT SIZE 1.05 ACRES +/-

YEAR BUILT 2001

ZONING E-3 Light Industrial

CEILING HEIGHT 12' +/-

POWER 3 PHASE , 200 AMP

YARD FENCED

DOORS (8) 10' X 10'

DEMOGRAPHICS



POPULATION

1 MILE: 9,964
3 MILES: 81,006
5 MILES: 160,985



AVERAGE HOUSEHOLD INCOME

1 MILE: \$79,644
3 MILES: \$114,216
5 MILES: \$117,056



TOTAL HOUSEHOLDS

1 MILE: 4,282
3 MILES: 32,231
5 MILES: 64,287



0.5 MILE FROM US-77
2.5 MILES FROM
KILPATRICK TURNPIKE
4 MILES FROM I-35

1408 FRETZ AVENUE



BNSF

1408 FRETZ AVENUE



1408 FRETZ AVENUE AERIAL

