



Land For Sale:

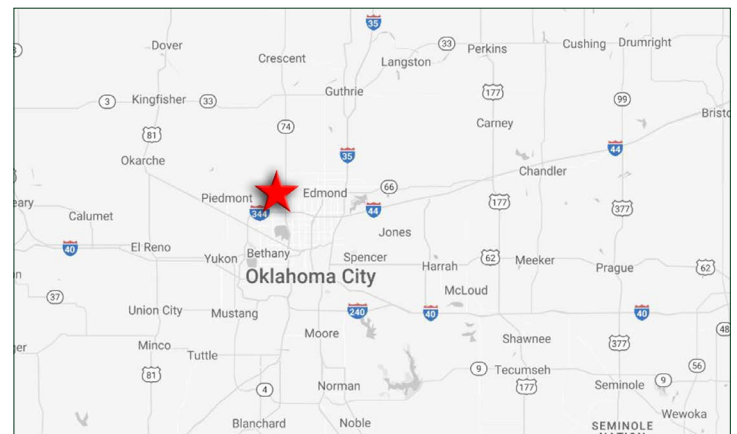
- Two ±0.60 AC Pad Sites Available

Industrial Space for Lease:

- The 2,522 sq ft 2 bay is move-in ready.
- Additional 2,660 sq ft is also available for lease.
- Bathrooms are included in all spaces.
- The garage doors are 12x12 ft.
- All units have air conditioning.
- Ceiling height is 21 ft.
- The building has 9 bays with 10 garage doors (8 are 1,330 sq ft, and 1 is 2,522 sq ft).

Demographics:

	1 Mile	3 Miles	5 Miles
2024 Population	4,208	56,941	150,437
2029 Proj. Population	4,425	59,934	155,912
Average HH Income	\$190,619	\$143,293	\$125,621



Oak Park Industrial is a new building construction that features Open Concept Office + Warehouse Space. Oak Park is located in a developing area of OKC with Ideal homes being built directly across from our complex, Taber homes being built directly adjacent, Dental Depot on the intersection corner, Buffalo Wild Wings, and with more developments to come. We will have a monument sign located on our complex nearest to the road that advertises our tenants within our buildings. Building one will consist of nine bays that could be divided per tenant needs. Each bay will include one restroom. This flex space includes; Tilt-Up, Frontage, and Bay Doors.

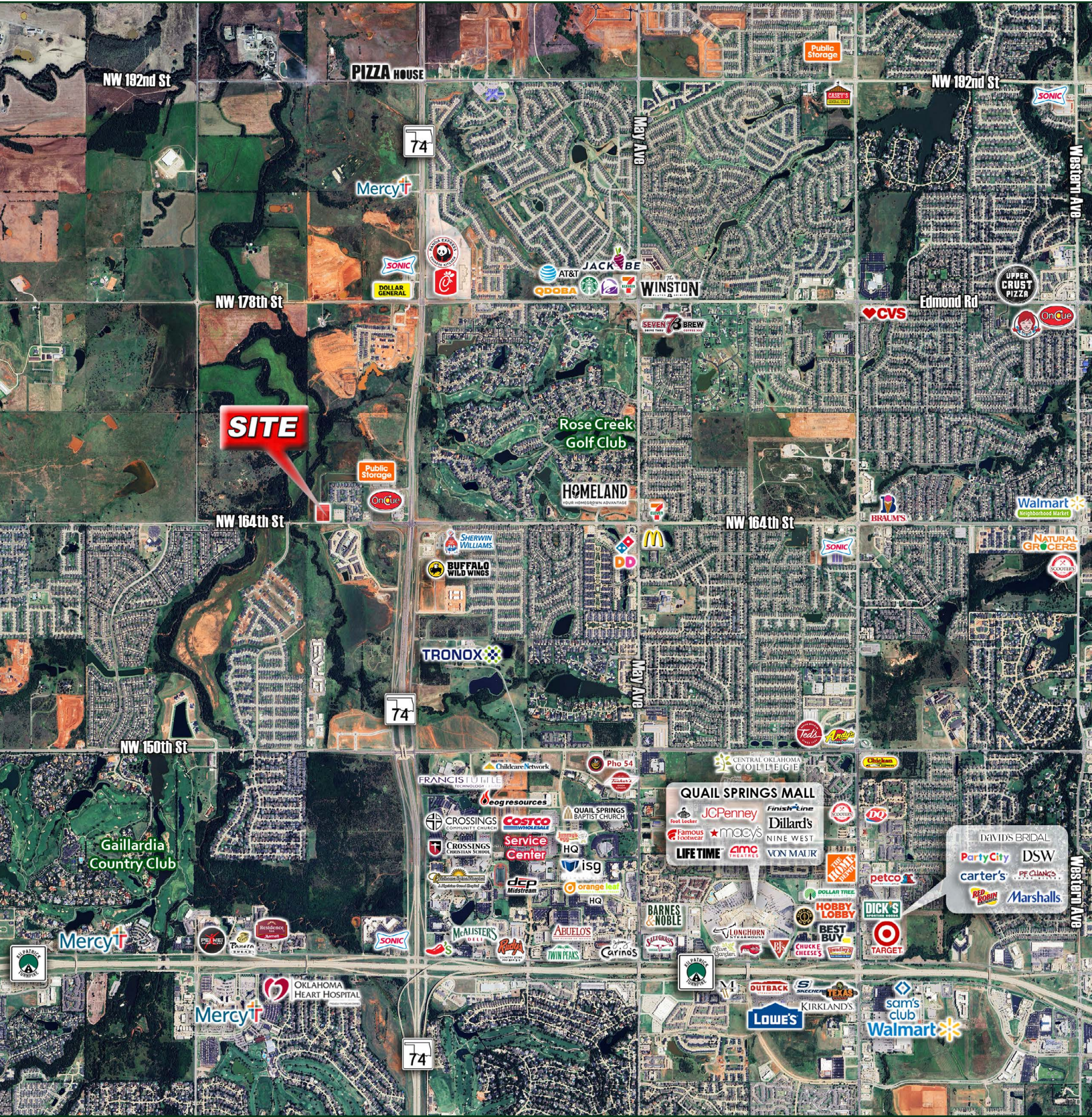
- Lease rate does not include utilities, property expenses or building services
- Central Air and Heating
- Natural Light
- There is frontage on Network Avenue
- Located in an easily accessible area

Oak Park Industrial is a premier commercial real estate development located at NW 164th St & Portland Ave / HWY 74. The development offers business flex and warehouse space with a minimalist and modern design. This brand-new space is perfect for tenants looking to occupy a Class-A building layout; concrete walls, open ceilings, and well designed glass entries give tenants the ability to utilize this space to maximize their business needs. Building and property quality is front and center, with superior maintenance 365 days a year (excluding Sundays). Oak Park Industrial is easily accessible with street frontage located off of NW 164th Street. This prime location also offers high visibility from the highway (Portland Ave / HWY 74) creating an enticing destination for businesses in the Deer Creek, West Edmond, and NW Oklahoma City areas. This property is surrounded by new residential developments, new restaurants, an upcoming Oklahoma City Park, as well as other businesses and attractions. Oak Park Industrial is looking forward to empower your business growth.

INDUSTRIAL FACILITY FACTS

- Building Size: 13,162 SF
- Lot Size: 2.95 AC
- Year Built: 2024
- Construction: Reinforced Concrete
- Water: City
- Sewer: City
- Heating: Electric
- Gas: Natural
- Power Supply: Phase: 3





Eddie Cook | ecook@tallgrasscap.com
M: 405.757.5960 | O: 405.840.4000

Baker Burns | bburns@tallgrasscap.com
M: 405.517.7237 | O: 405.840.4000



Eddie Cook | ecook@tallgrasscap.com
M: 405.757.5960 | O: 405.840.4000

Baker Burns | bburns@tallgrasscap.com
M: 405.517.7237 | O: 405.840.4000



Industrial Space for Lease

**±0.60 AC
FOR SALE**

**±0.60 AC
FOR SALE**

NW 164th St

Eddie Cook | ecook@tallgrasscap.com
M: 405.757.5960 | O: 405.840.4000

Baker Burns | bburns@tallgrasscap.com
M: 405.517.7237 | O: 405.840.4000

1000 W Wilshire Blvd, Ste 300 | Nichols Hills, OK 73116

The information contained herein is deemed reliable; however, no warranties, guarantees or representations are made to the accuracy thereof. The presentation of this information is submitted subject to change in conditions and price, corrections, errors, and omissions, and/or withdrawal without notice.

