

**OKC**<sup>577</sup>



# NEW INDUSTRIAL BUILDING | FOR LEASE

2300 E I-240 SERVICE RD., OKLAHOMA CITY, OK

**BRETT PRICE, CCIM, SIOR**  
bprice@newmarkrp.com  
C: 405.613.8380

**KARLEY HARPER, CCIM**  
kharper@newmarkrp.com  
C: 405.371.3498

**NEWMARK**  
ROBINSON PARK

# 2300 E I-240 SERVICE RD. / FOR LEASE

## PROPERTY OVERVIEW

**OKC 577** is a 577 acre± Master Planned park currently under construction, located just one mile east of the I-35 and I-240 interchange. The park benefits from a new two-way concrete I-240 frontage road and four-way I-240 interchanges on S Eastern & S Bryant. A new four-lane concrete central spine road runs through the development, maximizing access and circulation.

Major anchors are already in place. Locke Supply's 1.5M SF headquarters, located at the southeast corner of the park, is complete and fully operational as well as OnCue's semi-concept store, positioned on the northwest corner.

**Site I** is the first phase of the spec development, featuring four industrial buildings totaling 340,000 square feet across 24.9 acres.

## SITE I HIGHLIGHTS

I-240 frontage & new two-way I-240 service road

3 miles west of Tinker Air Force Base, 10 miles east of Will Rogers International Airport

State and federal incentive zones

BNSF Logistics Center ([link](#)) and new BNSF intermodal facility ([link](#)) adjacent to site

## 2300 E I-240 Service Rd.

40,000 SF Available	32' clear height
\$8.50/SF/YR (NNN)	50' x 50' column spacing
TIA - \$8.00/SF	200' truck court
11 dock high doors	17 trailer parks
11 dock pits	40 car parks
2 grade level doors	LED lighting

