



INDUSTRIAL SPACES | FOR LEASE

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NEWMARK
ROBINSON PARK



PROPERTY OVERVIEW

This property is centrally located between Oklahoma City and Tulsa, the two largest cities in Oklahoma, & features several options suited for multiple users. The building offers rail access, heavy power and is 15 miles± east of I-35. It is also located in [Foreign Trade Zone 106 \(link\)](#).

- The labor force in Stillwater is currently at 41,5311
- Major employment sectors include educational services, health care & social assistance, accomodation & food services, & public administration
- The Stillwater Micropolitan Area has a population of 83,048
- The population has grown at an annual rate of 0.4% from 2020 - 2024
- Stillwater is highly livable with quality neighborhoods, excellent schools & low crime rates
- I-35 runs from Canada to Mexico
- I-35 connects Stillwater to I-40 and I-44
- The Cimarron Turnpike (Hwy 412) offers a quick route to Tulsa or Enid
- Stillwater is approximately 80 miles from the Tulsa Port of Catoosa, one of the largest inland river ports in the US.
- Oklahoma has access to the McClellon-Kerr Arkansas River Navigation System, which spans 445 miles and connects to the Mississippi River.
- Stillwater Regional Airport (SWO) offers daily flights to Dallas-Fort Worth International Airport (DFW)
- SWO features a 7,400-foot runway suitable for most commercial aircraft
- Tulsa International Airport (TUL) and Will Rogers World Airport (OKC) are both about 70 miles from Stillwater
- Oklahoma State University (OSU), founded in 1890, is the second-largest research university in Oklahoma and has a current enrollment of 26,000 students
- Meridian Technology Center offers over 20 full-time career training programs in fields such as Air Conditioning and Refrigeration, Automotive Technology, Biomedical Sciences, Business Technology, Culinary Arts, and more

AVAILABLE SPACES

B. 81,919 SF warehouse/distribution

D. 15,868 SF (optional office with "B")

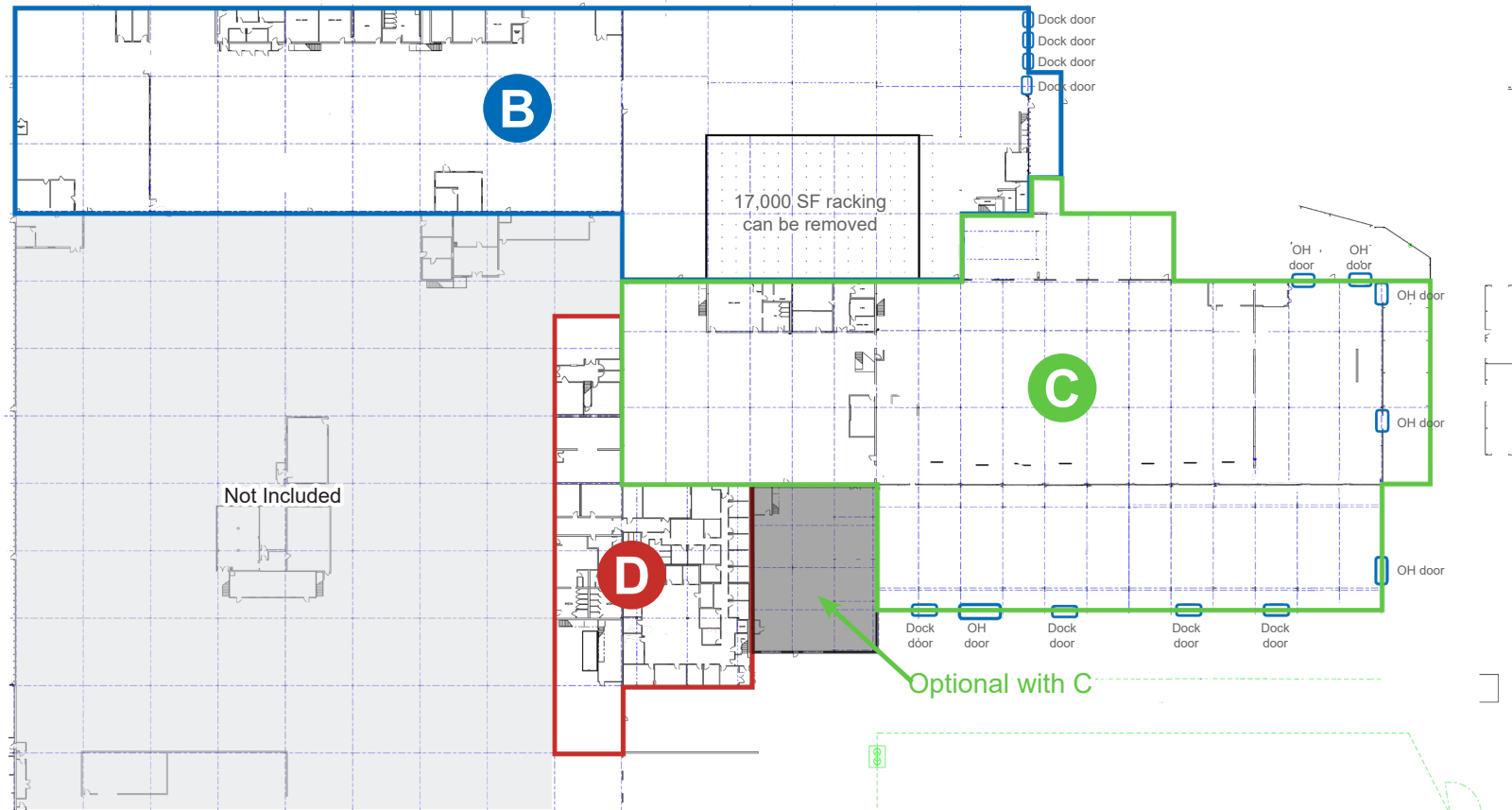
C. 86,616 SF light manufacturing

1. 7,325 SF (optional with "C")

D. 15,868 SF office

E. 12.03 Acres±

AVAILABLE BUILDING OPTIONS



B WAREHOUSE/DISTRIBUTION

Available SF	81,919 SF
Lease Rate	\$4.00/SF/YR (NNN)
Optional Office SF (D)	15,868 SF
Dock Doors	(3) 8' x 10' (1) 10' x 12'
	17,000 SF racking can be removed

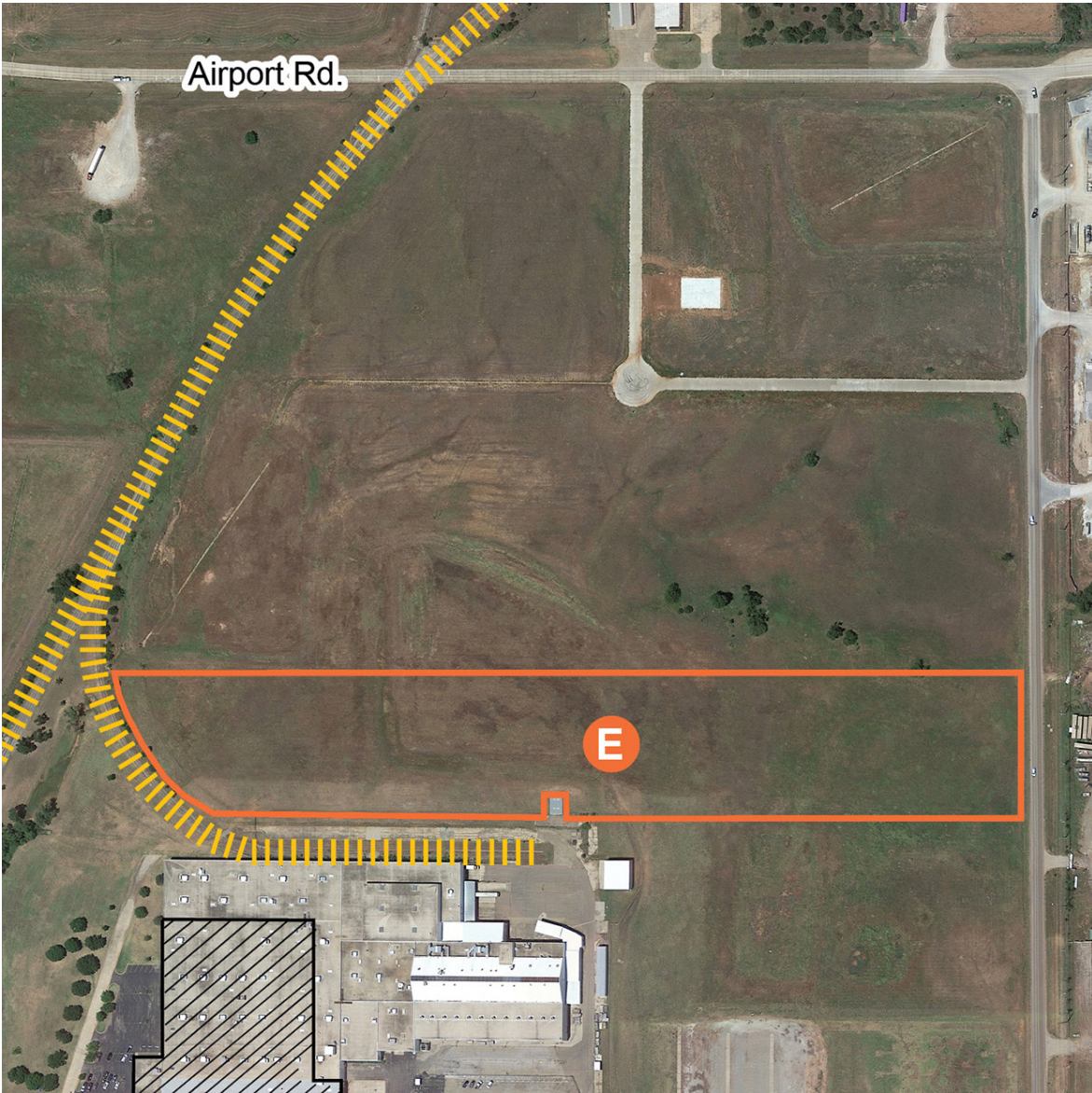
C LIGHT MANUFACTURING

Available SF	86,616 SF
Lease Rate	\$3.00/SF/YR (NNN)
Optional SF	7,325 SF
Doors	(4) 12' dock doors (1) 18' x 18' OH door, (1) 14' x 18' OH door, (1) 8' x 9' OH door, (2) 12' x 12' OH doors (1) 12' x 14' OH door
Cranes	5 cranes, (1) 35-ton crane Tenant to do improvements

D OFFICE

Available SF	15,868 SF
Lease Rate	Contact Broker

AVAILABLE LAND OPTION



Lot Size	12.03 Acres±
Price	Negotiable
Comments	Rail access

