

400 S. COLTRANE ROAD  
EDMOND, OK 73034

Industrial Warehouse For Lease

6,300 SF on 1.34 Acres MOL

Lease Price: \$14.00/SF/YR + NNN

NNN Charges: \$2.04/SF/YR

**NAIRED**

COMMERCIAL  
REAL ESTATE



**NAIRED**

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## PROPERTY HIGHLIGHTS

- (1) 12' Grade Level Door
- (1) 8' Dock High Door
- 40%/60% Office to Warehouse Ratio
- 7 Offices
- 1 Conference Room
- Full Kitchen Break Room
- Fenced Outdoor Storage Yard
- Office Space can be Reconfigured Per Tenant's Needs
- Built: 1987
- Zoned: E-1

## LOCATION HIGHLIGHTS

- Highly Desirable Edmond Location
- Quick Access to I-35
- Nearby Restaurants include Eddies, Old School Bagel Cafe, Pub W & Neighborhood Jam

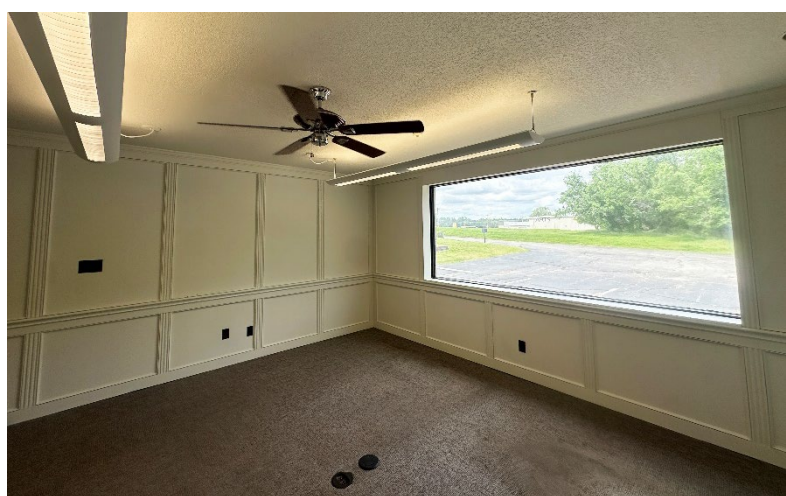
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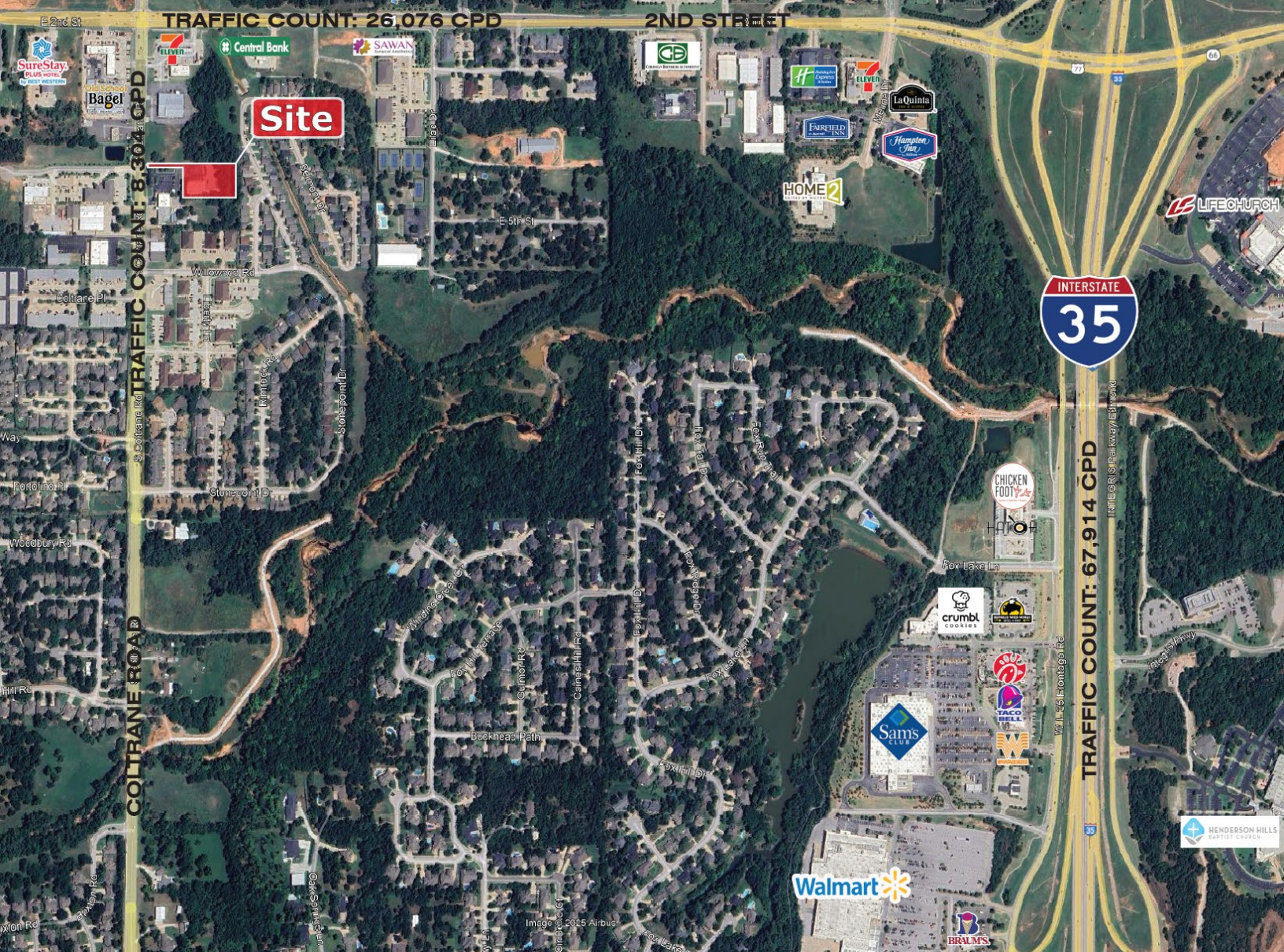
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## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	8,024	49,471	103,646
AVERAGE HOUSEHOLD INCOME	\$112,004	\$109,320	\$116,143
TOTAL HOUSEHOLDS	3,346	19,785	39,911

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