

Industrial Investment Property
For Sale

20,361 SF & 2.55 Acres MOL

Sales Price: \$1,885,000



Fretz Business Park

1401-1433 S. Fretz

Edmond, Oklahoma 73003

PROPERTY HIGHLIGHTS

- Edmond Industrial Investment Property
- Extensive Office Finish-Out
- 12' Overhead Doors
- (6) Grade Level Doors
- 14' Clear Ceiling Height
- 6.5% Cap Rate on Pro Forma



TOTAL SF	20,361 SF MOL
ZONING	E-3
LAND IN ACRES	2.55 ACRES MOL

www.naisullivangroup.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

For more information:

David Hartnack

Cell: 1 405 761 8955

davidh@naisullivangroup.com

4045 N.W. 64th Street, Suite 340
Oklahoma City, Oklahoma 73116

Office: 1 405 840 0600

Fax: 1 405 840 0610

1401-1433 S. Fretz
Edmond, OK 73003



DEMOGRAPHICS

Population

1 Mile:	3 Mile:	5 Mile:
9,090	78,884	137,565

Average Household Income

1 Mile:	3 Mile:	5 Mile:
\$54,717	\$75,836	\$79,733

Total Households

1 Mile:	3 Mile:	5 Mile:
3,863	31,302	55,162

LOCATION HIGHLIGHTS

- Great Location near Broadway Extension
- Easy Access to Central Edmond

For more information:

David Hartnack

Cell: 1 405 761 8955

davidh@naisullivangroup.com

www.naisullivangroup.com

NASullivan Group

4045 N.W. 64th Street, Suite 340
Oklahoma City, Oklahoma 73116
Office: 1 405 840 0600
Fax: 1 405 840 0610