

# For Sale

## Industrial Business Park



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### To download floor plans and more information, visit

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4900 Richmond Square, Ste 200  
Oklahoma City, OK 73118

## Lincoln Business Park

13728 N. Lincoln Rd., Edmond, OK 73013

**PRICE:** \$5,200,000      **PRICE PER SF:** \$55.61  
**BLDG SIZE:** 93,503 SF      **LOT SIZE:** 6.06 Acres

### DESCRIPTION

Total of 8 individual buildings offering a great mix of suite sizes ranging from 1750, 2000, 2250, 3000 SF and up. Most buildings are relatively new, 2 with brick fronts bordering on Lincoln and the remaining 6 are metal-clad with pitched roofs.

Most spaces have 12 x 14 grade-level overhead doors, various reception/office arrangements, HVAC and ADA restrooms in offices. Total of 26 tenants with staggered lease terms. Majority of vacancies are in the newest 18,000 SF building finished in 2008; which are divisible into 2250 SF, each offering tremendous upside rent potential. Current rent is \$45,878.54 per month.

### LOCATION

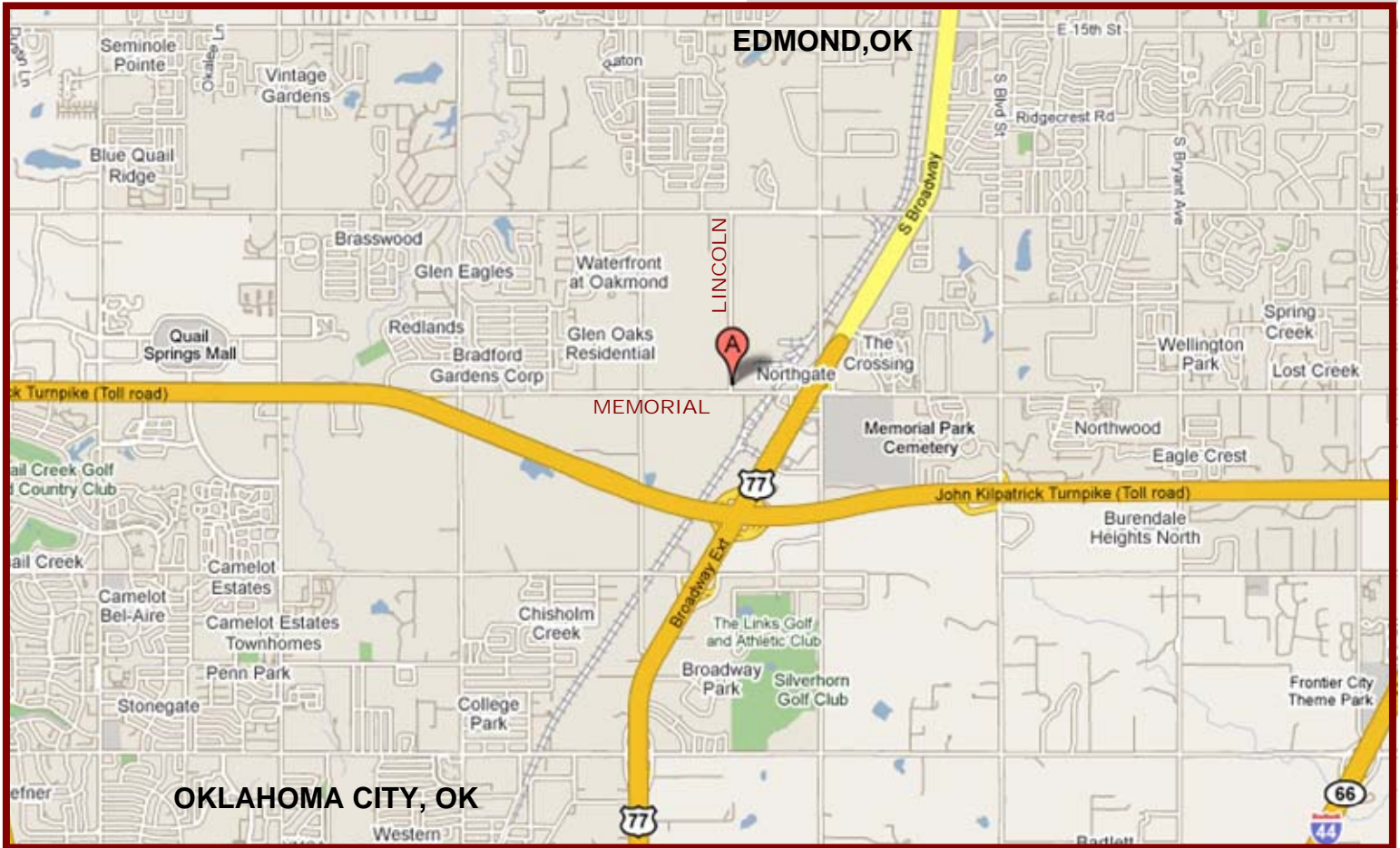
Property fronts on Lincoln with great access from either Lincoln or Memorial. Conveniently located .5 miles North of Kilpatrick Turnpike and approx 1.5 miles West of Broadway Extension/I-235---central access to all Metro locations. Edmond address with Oklahoma City utilities.

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Commercial Real Estate Investment Sales & Leasing

# Lincoln Business Park

13728 N. Lincoln Rd., Edmond, OK 73013



## Entrance Warehouse Buildings



## Multiple Warehouse Configurations



### PROPERTY HIGHLIGHTS

- ◆ Excellent Location Near I-235
- ◆ 3 Phase power
- ◆ 12 X 14 Overhead Doors
- ◆ Central Heat & Air
- ◆ Separate Office with ADA Restroom
- ◆ Ample Parking

**INTERWEST  
REALTY**

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