

1401-1433 FRETZ DRIVE
EDMOND, OK 73003



100% Occupied Industrial Buildings For Sale
Great Investment Opportunity

20,374 SF on 2.25 Acres MOL

Sales Price: \$2,350,000 (\$115.34/SF)
Cap Rate: 8.1%

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REAL ESTATE

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1401-1433 FRETZ DRIVE

PROPERTY HIGHLIGHTS

- Offering Memorandum Available Upon Request
- 20,374 SF flex/industrial park | 7 units | 100% occupied
- Fully climate-controlled | 10'W x 12'H grade-level overhead doors
- Drive-in access on rear of each suite
- Brick exterior with professional entrance
- 5 tenants in place on leases through 2026–2029
- Edmond submarket vacancy 3.6% — tightest in the OKC metro

LOCATION HIGHLIGHTS

- 1 mile from I-35/Covell interchange
- 15 minutes to OKC CBD | Direct access to Kilpatrick Turnpike
- Adjacent to UCO campus, Mercy Hospital Edmond & S Broadway retail
- Edmond — among Oklahoma's wealthiest communities





PROPERTY OVERVIEW

TOTAL SF	20,374 SF +/-
LOT SIZE	2.25 ACRES +/-
YEAR BUILT	2002
ZONING	E-3 Light Industrial
CEILING HEIGHT	12' +/-
POWER	3 PHASE , 200 AMP
DOORS	(7) 10' X 12'

DEMOGRAPHICS



POPULATION

1 MILE: 9,964
3 MILES: 81,006
5 MILES: 160,985



AVERAGE HOUSEHOLD INCOME

1 MILE: \$79,644
3 MILES: \$114,216
5 MILES: \$117,056



TOTAL HOUSEHOLDS

1 MILE: 4,282
3 MILES: 32,231
5 MILES: 64,287



0.5 MILE FROM US-77
2.5 MILES FROM
KILPATRICK TURNPIKE
4 MILES FROM I-35

1401-1433 FRETZ DRIVE - PICS



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1401-1433 FRETZ DRIVE - AERIAL

