

400 S. COLTRANE ROAD
EDMOND, OK 73034

Industrial Warehouse For Lease

6,185 SF on 1.34 Acres MOL

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

NNN Charges: \$2.04/SF/YR



NAIRED

COMMERCIAL
REAL ESTATE



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405.840.0600

NAIRED.COM

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PROPERTY HIGHLIGHTS

- New Exterior & Interior Paint
- New Carpet & Flooring
- LED Lighting
- New Landscaping
- (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

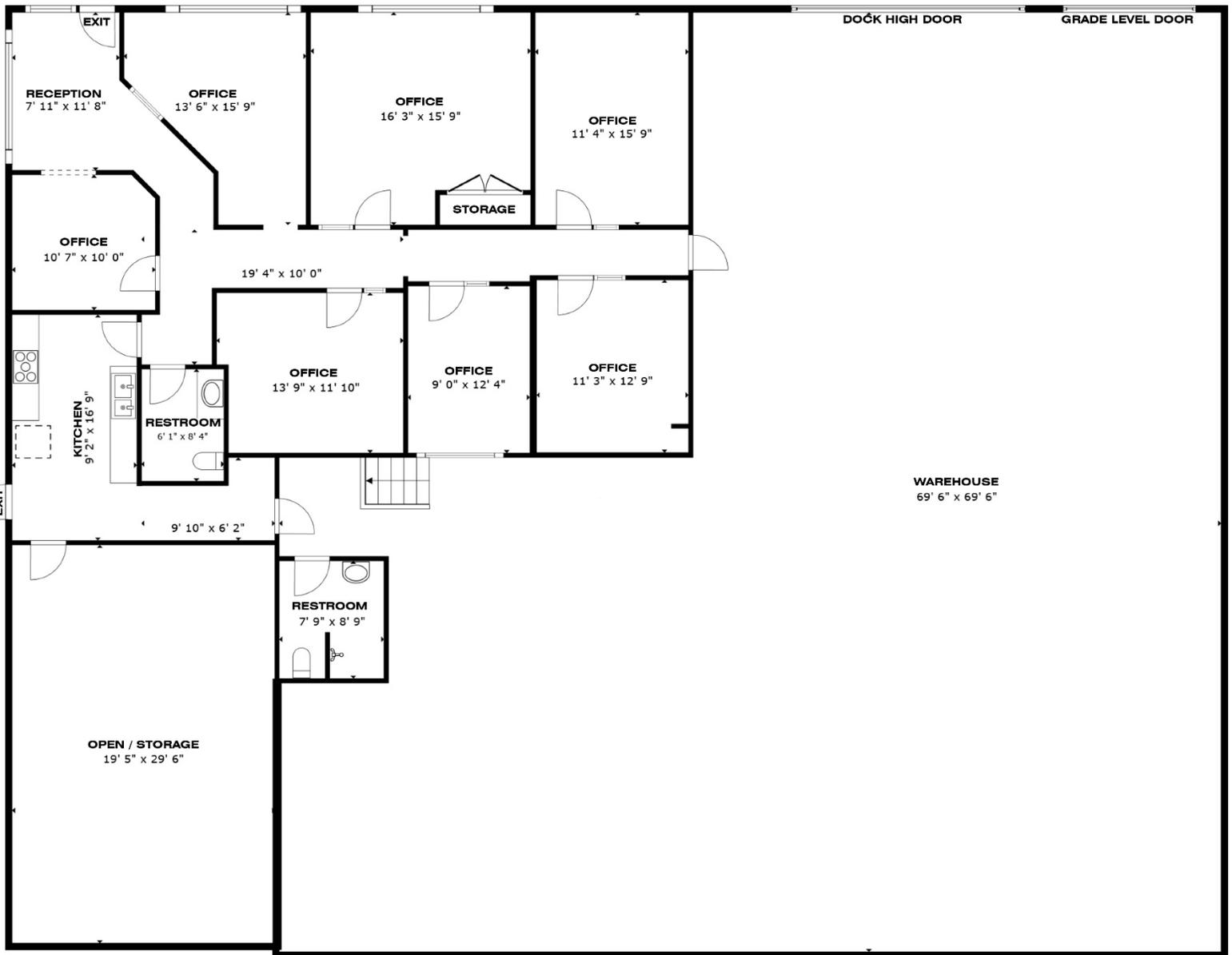
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