



OFFERING SUMMARY

Available SF: 1,823 - 3,646 SF
 Lease Rate: \$8.50 SF/yr (MG)
 Lot Size: 0.88 Acres
 Year Built: 2001
 Building Size: 7,255
 Zoning: E-2
 Market: Edmond

PROPERTY OVERVIEW

Several options are available in these well maintained industrial flex malls. A great price/sf and modified gross lease, along with an existing long-term tenant mix, will provide you with a flexible space for your business. Standard warehouse/office layout with heated warehouse as well as some units with more flexible office feel available. \$50/month CAM.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	3,962	27,421	49,725
Total Population	9,698	71,666	129,326
Average HH Income	\$57,249	\$70,911	\$86,487

LOCATION OVERVIEW

Three distinct locations along Fretz Ave and Fretz Drive. Located off of W 15th Street, these properties are .35 miles West of S Broadway, providing direct access to I-35, which is less than 4 miles to the East.

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
1408 - 2	\$8.50 SF/yr	1,823 SF
1408 - 8	\$8.50 SF/yr	1,823 - 3,646 SF
1407 (sublease)	\$8.50 SF/yr	2,635 SF
1433 (sublease)	\$8.50 SF/yr	2,977 SF
1725 - B (sublease)	\$8.50 SF/yr	2,057 SF

PAUL SWALES

Equity Commercial Realty II, LLC.
pswales@equityrealty.net

(405) 701- 3505 x218 office
 (405) 420- 6244 cell
 (800) 486- 6803 fax

JOSH WHITE, CCIM

Equity Commercial Realty II, LLC.
josh@fleskeholding.com

(405) 701- 3505 x221 office
 (405) 417- 6761 cell
 (800) 486- 6803 fax





PAUL SWALES

Equity Commercial Realty II, LLC.
pswales@equityrealty.net

(405) 701- 3505 x218 office
(405) 420- 6244 cell
(800) 486- 6803 fax

JOSH WHITE, CCIM

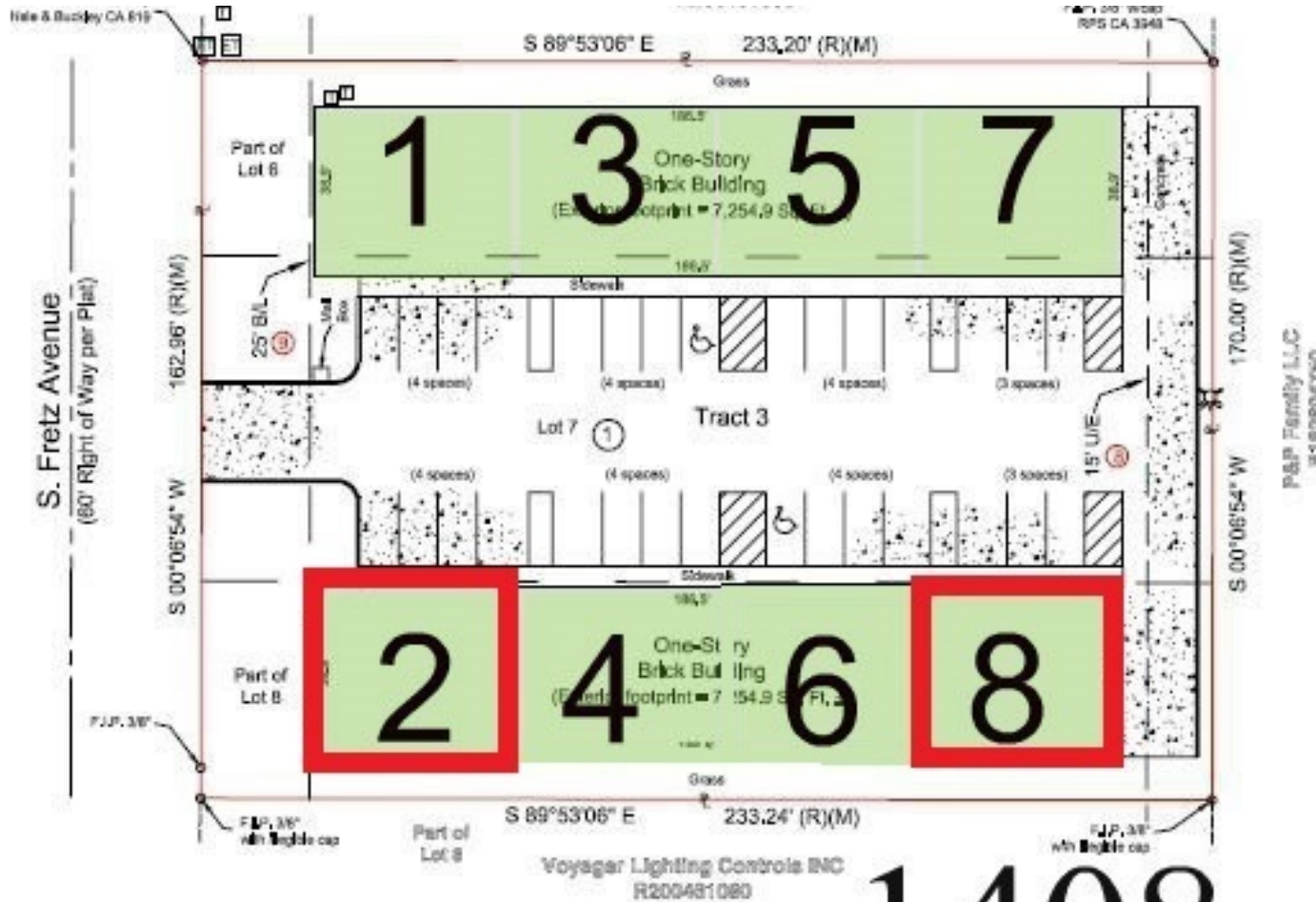
Equity Commercial Realty II, LLC.
josh@fleskeholding.com

(405) 701- 3505 x221 office
(405) 417- 6761 cell
(800) 486- 6803 fax



FRETZ INDUSTRIAL MALLS

1408 S. FRETZ AVE., EDMOND, OK 73003



1408

PAUL SWALES

Equity Commercial Realty II, LLC.
pswales@equityrealty.net

(405) 701- 3505 x218 office
(405) 420- 6244 cell
(800) 486- 6803 fax

JOSH WHITE, CCIM

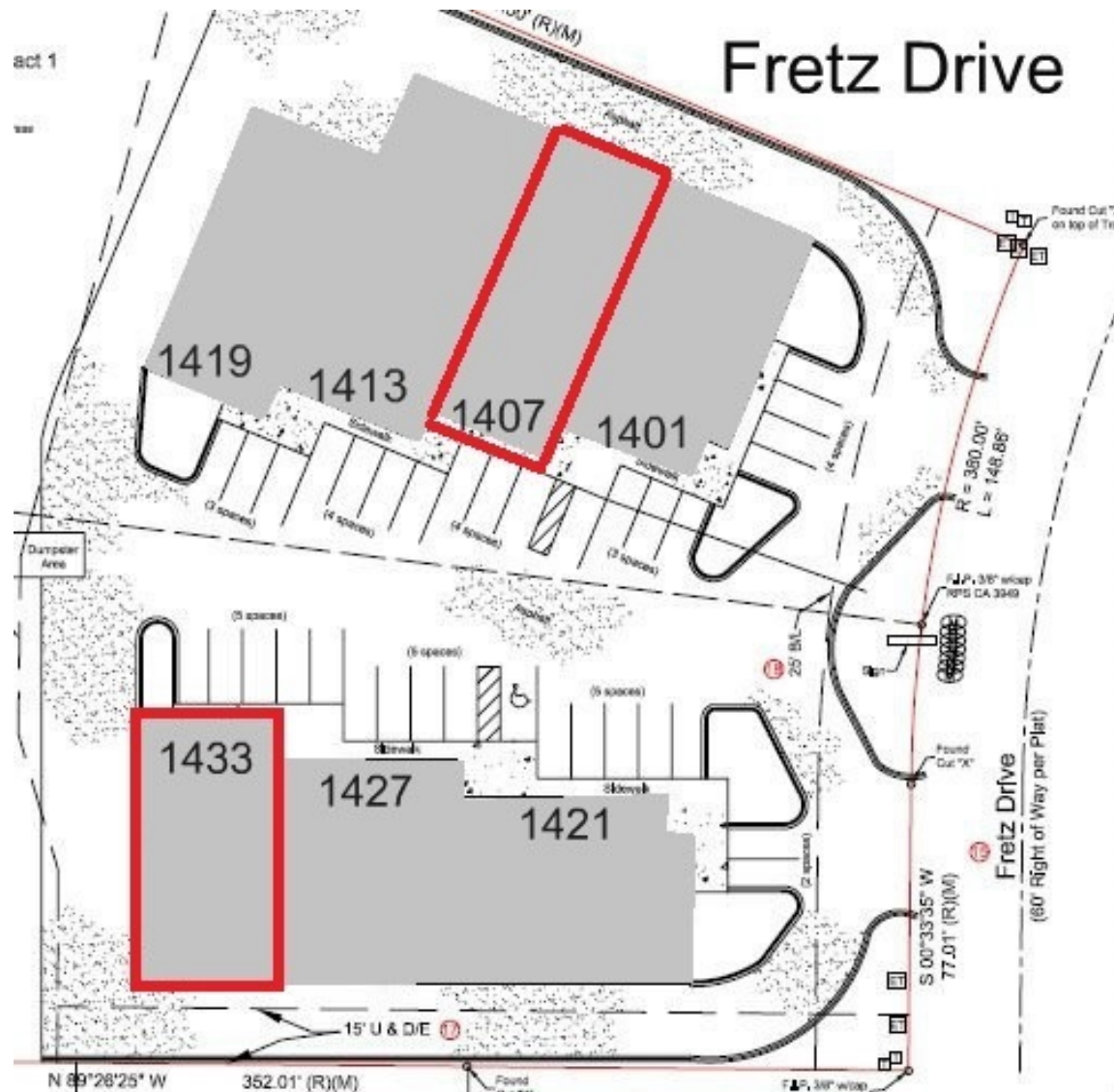
Equity Commercial Realty II, LLC.
josh@fleskeholding.com

(405) 701- 3505 x221 office
(405) 417- 6761 cell
(800) 486- 6803 fax



FRETZ INDUSTRIAL MALLS

1401-1433 S. FRETZ DRIVE, EDMOND, OK 73003



PAUL SWALES

Equity Commercial Realty II, LLC.
pswales@equityrealty.net

(405) 701- 3505 x218 office
(405) 420- 6244 cell
(800) 486- 6803 fax

JOSH WHITE, CCIM

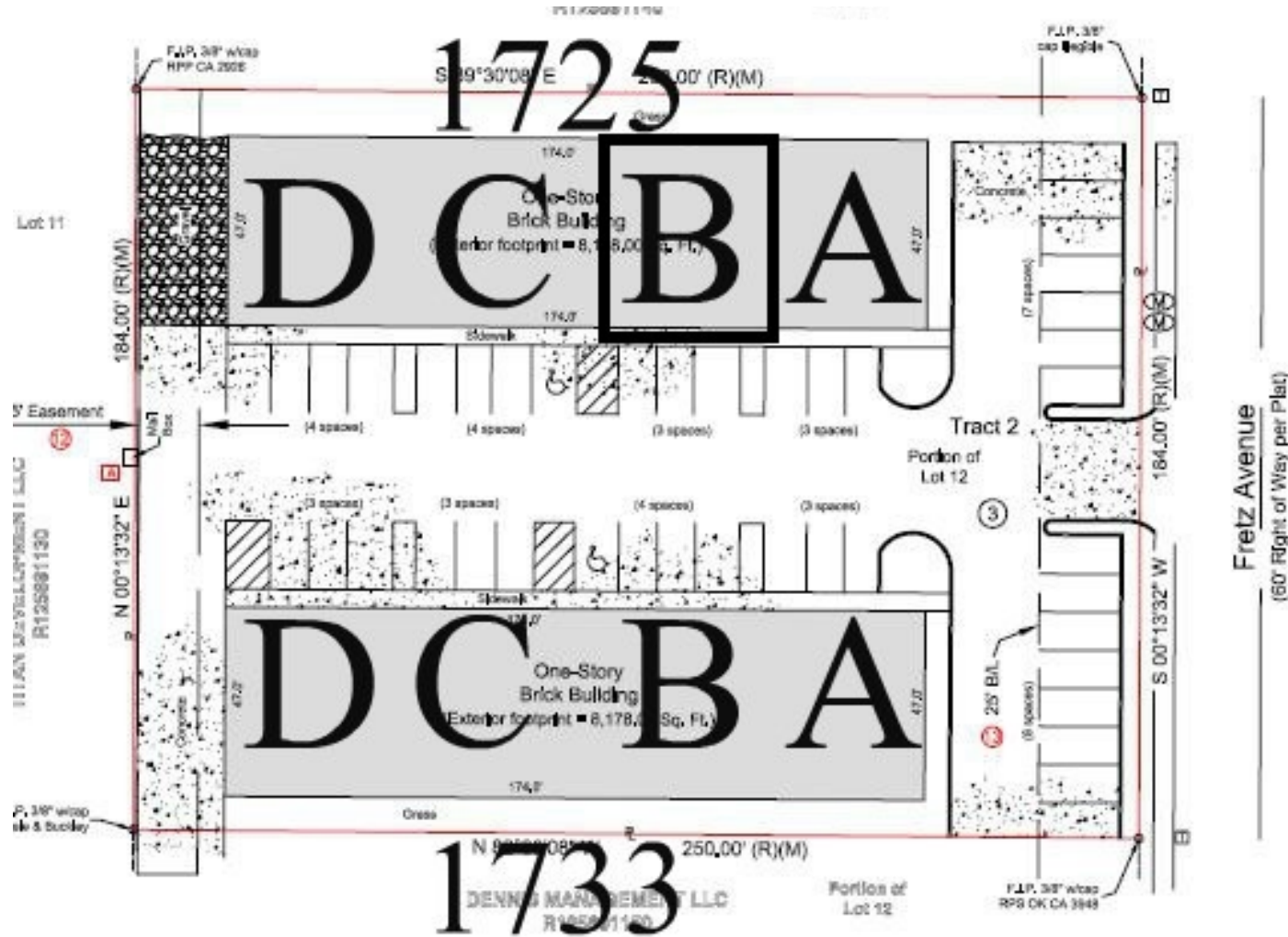
Equity Commercial Realty II, LLC.
josh@fleskeholding.com

(405) 701- 3505 x221 office
(405) 417- 6761 cell
(800) 486- 6803 fax



FRETZ INDUSTRIAL MALLS

1725-1733 S. FRETZ AVE., EDMOND, OK 73003



PAUL SWALES

Equity Commercial Realty II, LLC.
pswales@equityrealty.net

(405) 701- 3505 x218 office
(405) 420- 6244 cell
(800) 486- 6803 fax

JOSH WHITE, CCIM

Equity Commercial Realty II, LLC.
josh@fleskeholding.com

(405) 701- 3505 x221 office
(405) 417- 6761 cell
(800) 486- 6803 fax

