



PROPERTY DESCRIPTION

Great industrial flex space in the Fretz Industrial Complex. Brick exterior building with 12' clear height. Climate controlled lobby/restroom and heated warehouse. Each unit has an L- shaped warehouse of approximately 80% of total square feet.

PROPERTY HIGHLIGHTS

- Ample Parking
- Well maintained property
- Canopy walkways
- Climatized Lobby/Bathroom
- Central Edmond location
- 3 phase electrical service/200 amp
- 10 x 10 overhead door size

LOCATION DESCRIPTION

Part of Fretz Industrial Malls which includes three distinct locations along Fretz Ave and Fretz Drive. Located off of W 15th Street, only 2 blocks West of S. Broadway in Central Edmond.

OFFERING SUMMARY

Lease Rate:	\$10.00 SF/yr (NNN)
NNN Fee:	\$2.32/SF
Available SF:	1,823 SF
Zoning	E-2
Lot Size:	0.88 Acres
Building Size:	14,586 SF

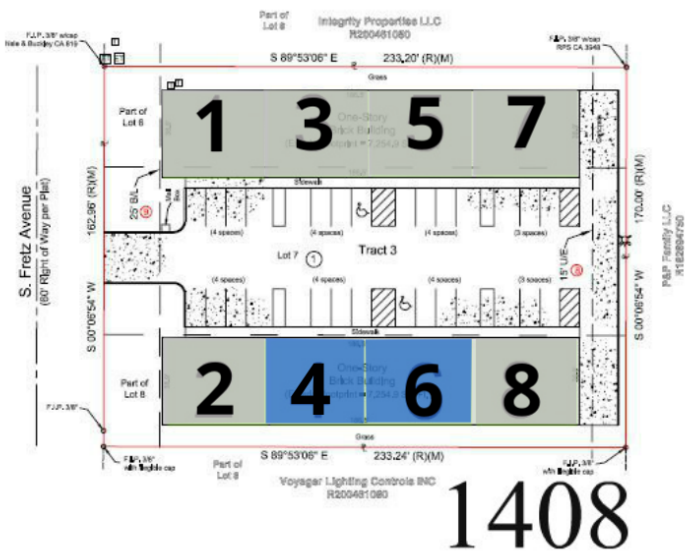
Emily Duncan Belusko
Sales Associate
405.514.5685
emily@fleskeholding.com



Nick Tyler
Sales Associate
405.397.3228
nick@fleskeholding.com



1408 S. Fretz Ave, Edmond, OK 73003



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,823 SF	Lease Rate:	\$10.00 SF/yr

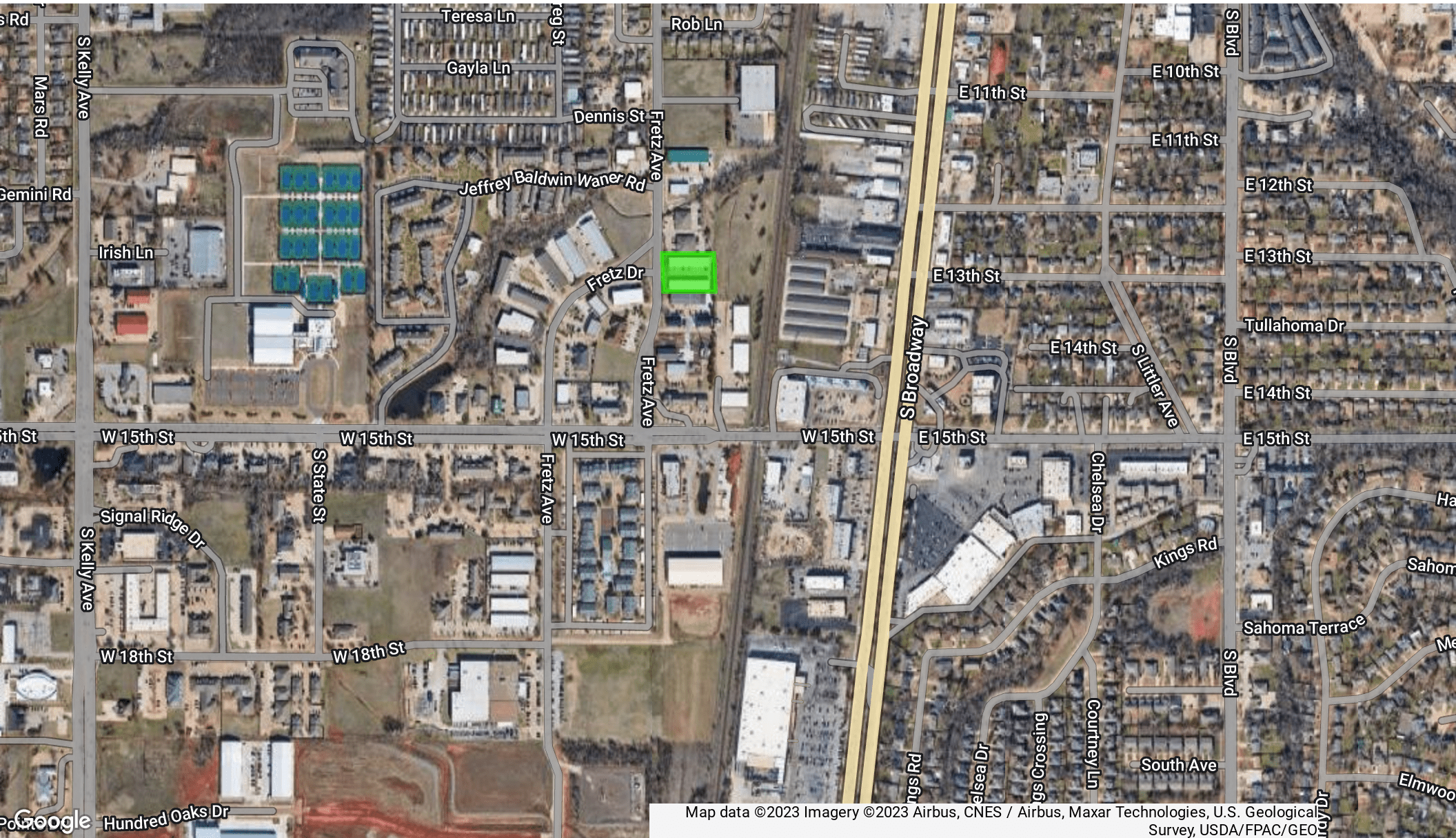
AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
1408 - Suite 4	Available	1,823 SF	NNN	\$10.00 SF/yr
1408 - Suite 6	Available	1,823 SF	NNN	\$10.00 SF/yr





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