



## INDUSTRIAL SPACE NOW AVAILABLE

Sale Price:	\$2,200,000
Cap Rate:	5.64%
Average NOI:	\$124,118
Lot Size:	0.73 Acres
Building Size:	11,000 SF
Dock High Doors:	1
Ceiling Height:	28.0 FT
Year Built:	2009
Zoning:	I-2
Sub Market:	Southwest

## PROPERTY OVERVIEW

Publicly traded tenant has 640 locations worldwide and \$2.64 billion in 2021 revenue.

Current NOI- 120,479.79  
8/2022- 7/2023 NOI- \$122,889.38  
8/2023- 7/2024 NOI- \$125,347.17

Current lease expires July 31, 2024.

Tenant has two 1-year options to renew with 2% rent escalation.

Building was build to suit for tenant.

**CHRIS ROBERTS**  
405.239.1236  
croberts@priceedwards.com  
priceedwards.com

**SITE PLAN**

