

**PRICE
EDWARDS**
AND COMPANY



THE **CENTER** OF THE MARKET

9400-9500 WEST RENO
OKLAHOMA CITY



OFFERED BY PRICE EDWARDS AND COMPANY
DEVELOPED BY TRISTAR PROPERTIES

THE **CENTER** OF THE MARKET



The site provides immediate highway access at I-40 & Morgan Rd, which is regarded as the best “SPUI” interchange in the Oklahoma City metro, and is within a thirty minute drive time of other submarkets including Edmond, Norman, Moore, Midwest City, Piedmont, Yukon, Mustang & El Reno.



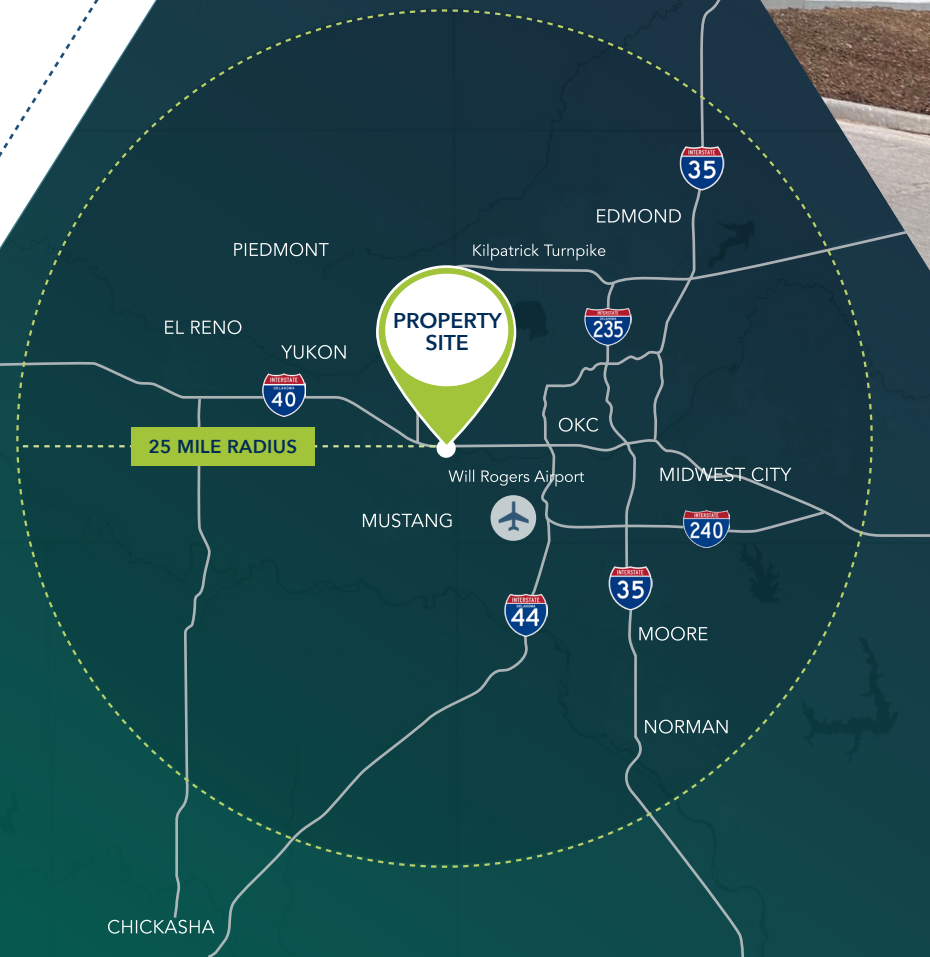
Along I-40 and minutes from I-44 and I-35, this site is located in the geographic center of North America and is within a day's drive of Texas, Arkansas, Kansas, Missouri, Louisiana and New Mexico.

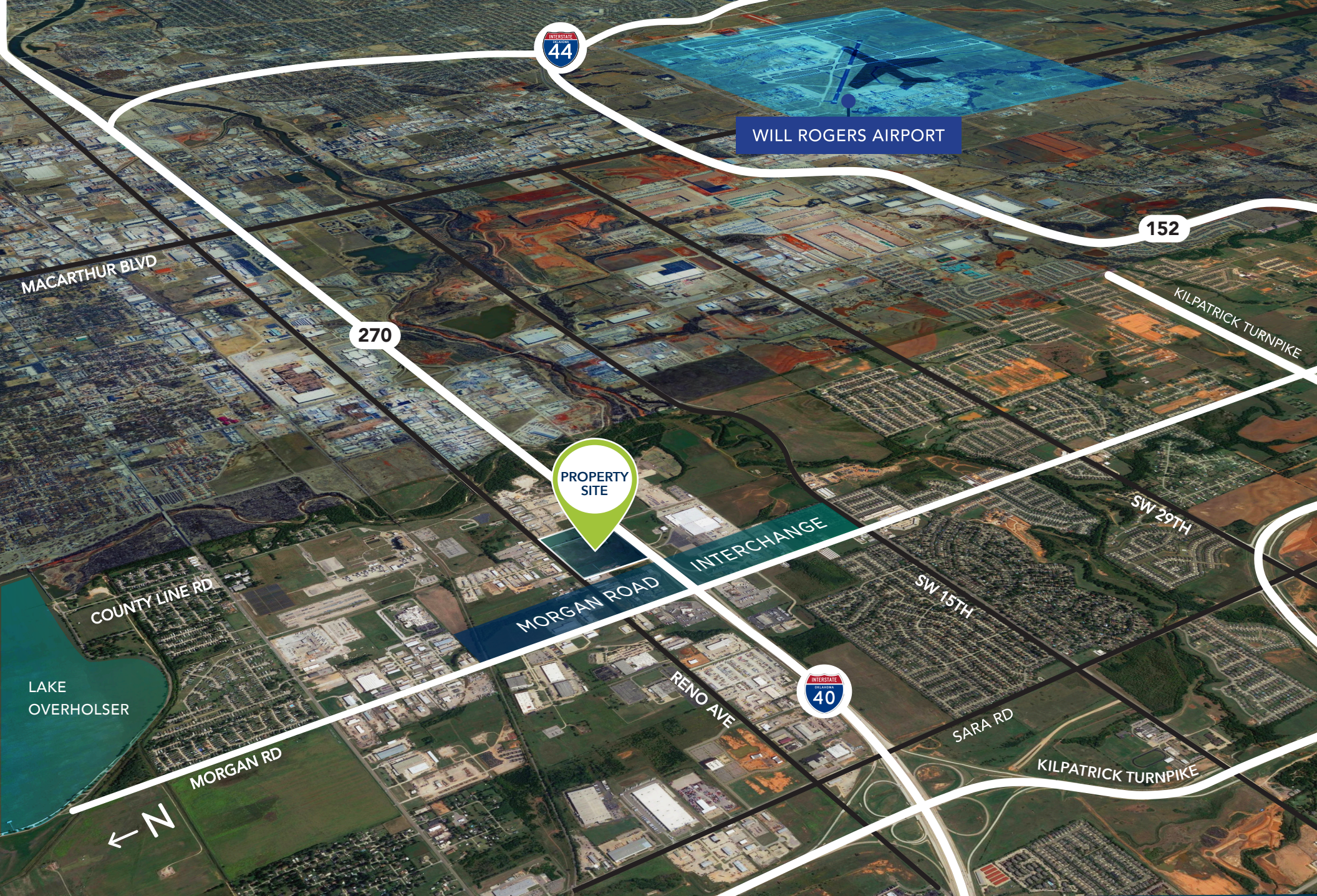


Positioned and designed to be ideally suited for final-mile local and regional distribution as well as for manufacturing companies.



Location offers workforce benefits such as a quick commute from all OKC Metro areas because of its proximity to I-40 and the Kilpatrick Turnpike and more fast dining options than competitors' sites.





WILL ROGERS AIRPORT

152

MACARTHUR BLVD

270



PROPERTY SITE

INTERCHANGE

MORGAN ROAD

COUNTY LINE RD

LAKE OVERHOLSER

MORGAN RD



RENO AVE

SW 15TH

SW 29TH

SARA RD

KILPATRICK TURNPIKE

PROXIMITY & ACCESS
to customers, employees and home.

9400-9500 W RENO BLVD
OKLAHOMA CITY, OKLAHOMA



THE BUILDINGS

Designed to be **more functional** and with increasing tenant demand for loading and parking in mind, the buildings at 9400 & 9500 West Reno are **built for the future** including the following premium specifications:

BUILDING 1 & 2 SPECS

Building Size	±229,381 SF per building
Smallest Divisible Area Available	±34,320 SF (5 tenants per bldg) 9400 W. Reno - 229,381 SF 9500 W. Reno - 137,605 SF
Clear Height	32'
Dock Doors	26 per building (45,000# cap. dock leveler & foam dock seal)
Drive-in Doors	2 (expandable) per building
Column Spacing	52'x60' speed bays 52'x53'- 4" typical bays
Date of Completion	Building 1 - 12/2023 Building 2 - 1/2024

Bldg. Dimensions	220'x1,040'
Configuration	Rear loaded with a shared truck court; 200' to face of building
Truck Court	Shared
Trailer Parking	±56 stalls
Car Parking	±212 stalls per building
Sprinkler	ESFR
Lighting	LED

RENO AVENUE

BUILDING 2
±228,800

BUILDING 2
±137,605 AVAILABLE

LEASED

I-40



OKC DID YOU KNOW?

Oklahoma City offers everything you look for in a modern metropolitan community - an abundance of the arts, quality health care, excellence in education and more. It does so without high costs, energy shortages, smog or traffic congestion. It is a distinctly livable city where you can chase your business dreams and still enjoy a rich quality of life.

The current business climate and quality of life in OKC have been noticed by media outlets such as Forbes, Wall Street Journal, USA Today and The Business Journal. Top employers are – Tinker Air Force Base, State of Oklahoma, University of Oklahoma and Integris Health. Big-name private employers who have headquarters in Oklahoma City are Love's, Paycom, Hobby Lobby, OG&E, Sonic & American Fidelity, all offering business, personal and utility services to a variety of markets. Amazon, Boeing, AT&T, Dell, Hertz and UPS also maintain a large presence in the market.

- ❖ **Located in the geographic center** of North America, the U.S. and the south-central U.S.
- ❖ **2nd lowest cost of living** for cities with above 500k population and the 22nd largest city in the U.S. with 17.4% population increase over decade.
- ❖ **3rd lowest cost of doing business** among large metro areas in the U.S. (Moody's).
- ❖ **Offers one of the most innovative** and recognized incentives programs in the nation, The Oklahoma Quality Jobs Program.

Source: Oklahoma City Chamber of Commerce



1.4 MILLION
MSA POPULATION



10,825
NEW JOBS CREATED IN 2021



85.7
COST OF LIVING INDEX



7.7 MILLION
TOURISTS EACH YEAR



ABOUT THE DEVELOPER

For decades, TriStar Properties has moved seamlessly between asset classes, identifying economic and demographic trends as well as changes in consumer preferences.

We have employed a blend of vision and quantitative analysis, while working with best-in-class architects, engineers and contractors. Along the way, we've always put our investors' needs first making sure they are fully informed, and doing everything we can to achieve optimal outcomes for all stakeholders.

TriStar got its start in 1996 with two large scale land developments, Gateway Commerce Center and Park 370, which led us to the forefront of big box warehouses. In 1999, we were at the leading edge of high-density office space, building tilt-up three and four-story buildings with open floor plans and large parking ratios. Then, we built multifamily projects in irreplaceable locations. Today, our primary focus is on the development, redevelopment, and acquisition of industrial and multifamily assets.

We have collaborated and built enduring relationships with institutional and local investors, tenants, communities, contractors, and our valued professionals (many of whom have done our work for decades). Together, we function collaboratively, delivering quickly and effectively, while never deviating from our disciplined investment strategy.

More information can be found at www.tristarproperties.com.

\$1.1 BILLION
DEVELOPED

15 MILLION
SF DEVELOPED

4,000+
ACRES DEVELOPED



TRISTAR PROPERTIES

CASE STUDIES

Of the more than 50 ground-up development projects, the following are a just representative sample:

❖ Amazon Fulfillment Center

TriStar developed this 717,250 SF Class A distribution center located in Gateway Commerce Center, Edwardsville, IL. The building is 100% leased to Amazon and includes 32,000 sf office build-out full climate-controlled warehouse with energy management system, LED high bay motion-controlled fixtures throughout, 36' clear height, and 1,084 car parking locations.

❖ World Wide Technology

TriStar developed this 2,026,326 SF campus for World Wide Technology. The project includes a 1,013,172 square foot global technology center and a companion 1,013,154 square foot logistics center. Besides serving as owner and developer of the project, TriStar acted as the construction manager for interior buildout that included a data center, lab, extensive high-tech office areas, and warehouse space for inbound components and outbound finished product.

❖ Gateway Commerce Center

A 2,300-acre master planned business and industrial park, conceived by TriStar in 1996. To date, over 16 million square feet of modern distribution buildings have been constructed in the park. Gateway is home to DCs for blue chip companies such as P&G, Unilever, Amazon, Dial, and Hershey Foods. TriStar has developed 11 buildings in the park, totaling approximately 7 million square feet.

❖ Westport Commerce Center

A 141-acre master planned industrial park that is currently in development and is centrally located in the St. Louis metropolitan area within close proximity of multiple key interstates. Construction is underway on the first two year-loaded buildings, each of which will be 194,615 SF. At full buildout, the park is projected to have six buildings and over 1.3 million square feet of highly functional and first class industrial space.



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STRATEGICALLY
DEVELOPED BY



TRISTAR
PROPERTIES