



# Oklahoma City

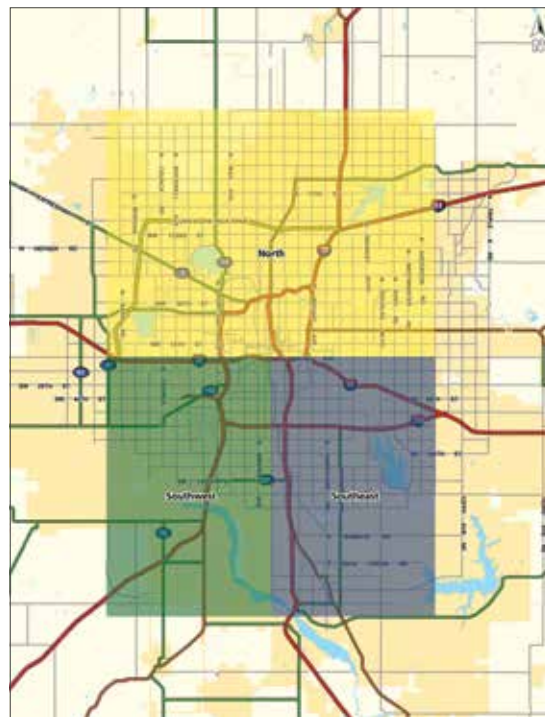
2017 Mid-Year  
Industrial Market Summary





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Oklahoma City Industrial Submarket Map



# Oklahoma City

## 2017 Mid-Year Industrial Market Summary

This report covers only multi-tenant, investment grade industrial buildings. We classify buildings according to design, intended use, and clear height into three categories:

- Flex Space is generally considered to be less than 18 feet, but also includes modern high clearance flex space developments
- Service Warehouse is from 18 to 23 feet
- Bulk Warehouse is 24 feet or greater.

Generally the minimum size building tracked in any of the property types is 35,000 square feet.

A cursory glance at the vacancy numbers for this year's Industrial Market Survey would give the impression of a market with surging vacancies. With a multi-tenant industrial base of only 10.8 million square feet out of a total industrial market of 68 million square feet, a few large empty spaces in the multi-tenant arena will skew the numbers. Bulk warehouse space is a crucial indicator of the economic health of a market. The spaces are large, tend to be occupied by national credit tenants, and exist to support the retail, manufacturing, and construction sectors. Multi-tenant bulk warehouse in Oklahoma City has the lowest vacancy of any of the categories we track, as well as over 1.3 million square feet of new space is currently in the planning, construction, or leasing phase in the metro. Some of these newly-constructed buildings, like the new 300,000 square foot Amazon facility, are single-tenant buildings and will not appear on this report. But the majority are multi-tenant and were built to fill the need for modern space for image-conscious tenants, in addition to required amenities such as 30'-32' clear

height, large truck courts, and ESFR sprinkler systems.

The current oil crisis has had an impact, but the general warehousing and distribution sector has been little affected by the slow-down.

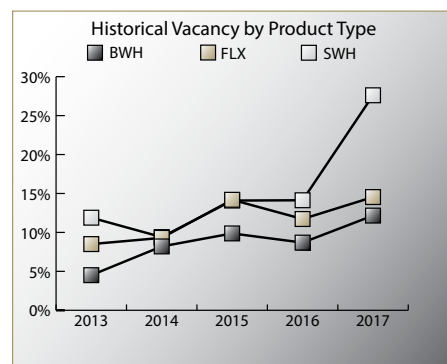
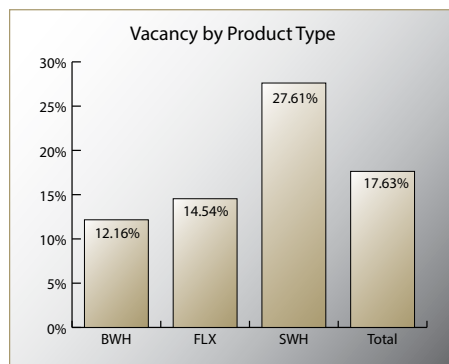
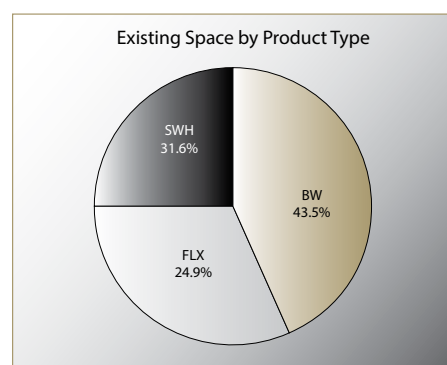
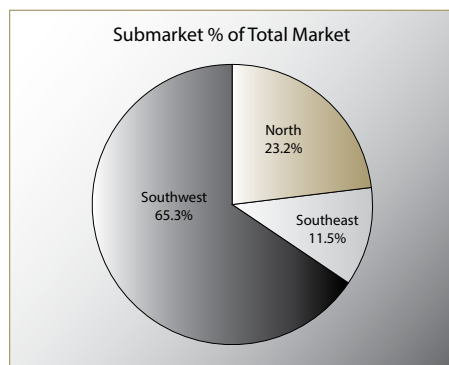
The bulk warehouse market rose from 8.7% vacant in 2016 to 12.2% in 2017. Much of this vacancy was due to new construction, and a significant amount of space reported as available is still under lease and marketed as sub-lease space.

Flex space vacancy rose from 11.7% in 2016 to 14.5% currently. The effect of the oil crisis on small business is more noticeable in this sector.

Service Warehouse, usually volatile, rose from 14.1% vacant in 2016 to 27.6% vacant in 2017. We define this sector as 18-24 feet in clear height including some shorter but functionally obsolete properties. Compounding this increase is the occurrence of a large true vacancy in a facility which for years has been fully occupied catering to the seasonal needs of retailers.

In addition, the following multi-tenant buildings sold:

Address	Size (SF)	Sale Date	Sale Price	Price/SF
11301 Partnership Dr.	137,860	Oct. 2016	\$8,480,000	\$61.51
3501 N. Santa Fe	206,680	Oct. 2016	\$5,420,000	\$26.22
4680 NW 3rd	151,200	Feb. 2017	\$5,560,000	\$37.36
400 s. Vermont	143,750	April 2017	\$7,050,000	\$49.04
<b>TOTAL</b>	<b>639,490</b>		<b>\$20,950,000</b>	<b>\$43.53</b>



# 2017 Mid-Year Oklahoma City Industrial Market Summary

## NORTH SUBMARKET

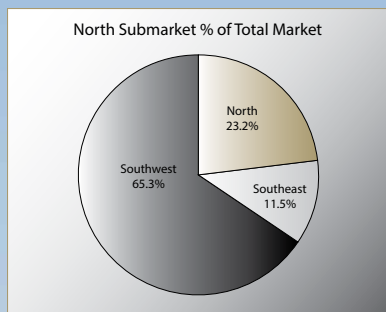
### CURRENT MARKET

Average Vacancy is 10.2%

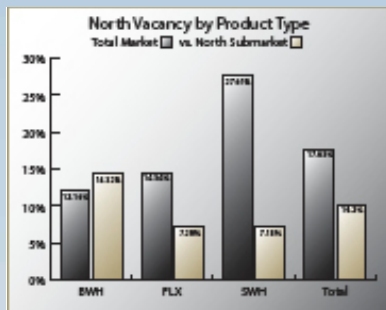
Aggregate available rental rates:

Bulk Warehouse	\$3.00 - \$5.50
Flex Space	\$6.75 - \$12.00
Service Warehouse	\$2.50 - \$12.00

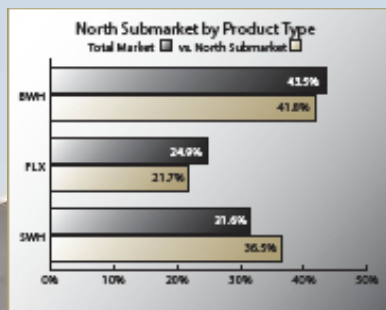
Location	Type	GLA	Vacant	% Vacant	Rate
11224 Partnership Dr	BWH	220,800	0	0%	\$4.50
11300 Partnership Dr	BWH	145,000	0	0%	\$0.00
11301 Partnership Dr	BWH	138,600	0	0%	\$0.00
201 N. Harvard Avenue	BWH	39,580	0	0%	\$0.00
311 N.W. 122nd	BWH	174,247	39,100	22.44%	\$4.25
420 NE 48th St	BWH	37,000	0	0%	\$3.00
4401 E Hefner Rd	BWH	100,000	69,634	69.63%	\$5.50
615 W Wilshire Blvd	BWH	192,353	41,241	21.44%	\$3.50
<b>N - BWH Total</b>		<b>1,047,580</b>	<b>149,975</b>	<b>14.32%</b>	<b>\$4.15</b>



14400 N Lincoln Blvd	SWH	52,395	0	0%	\$6.00
1825 N Walnut Ave	SWH	159,014	49,500	31.13%	\$3.20
217 NE 30th St	SWH	55,000	0	0%	\$0.00
3501 N Santa Fe Ave	SWH	208,000	0	0%	\$2.50
3815 N Santa Fe Ave	SWH	140,000	16,026	11.45%	\$12.00
3905 - 3909 NW 36th St	SWH	77,099	0	0%	\$4.00
4224 N Santa Fe Ave	SWH	171,139	0	0%	\$6.50
7501 Broadway Ext	SWH	50,400	0	0%	\$6.50
<b>N - SWH Total</b>		<b>913,047</b>	<b>65,526</b>	<b>7.18%</b>	<b>\$5.81</b>



100 - 200 W. Wilshire Ave.	FLX	217,834	16,991	7.80%	\$7.00
401 E Memorial Rd	FLX	58,400	9,000	15.41%	\$7.50
430 W Wilshire Blvd	FLX	38,250	3,600	9.41%	\$10.50
7504 Broadway Ext	FLX	66,038	3,545	5.37%	\$12.00
8100 N Classen Blvd	FLX	64,750	1,420	2.19%	\$9.30
13700 N. Lincoln	FLX	97,749	5,000	5.12%	\$6.75
<b>N - FLX Total</b>		<b>543,021</b>	<b>39,556</b>	<b>7.28%</b>	<b>\$8.84</b>



<b>N Totals</b>	<b>2,503,648</b>	<b>255,057</b>	<b>10.19%</b>
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NORTH SUBMARKET

# 2017 Mid-Year Oklahoma City Industrial Market Summary SOUTHEAST SUBMARKET

Location	Type	GLA	Vacant	% Vacant	Rate
6501 S I-35 Service Road	BWH	102,020	0	0%	\$3.00
6601 S Air Depot Blvd	BWH	144,000	20,871	14.49%	\$5.00
9401 S Pole Rd	BWH	60,000	0	0%	\$5.50
8001 Mid America Blvd.	BWH	130,000	16,283	12.53%	\$10.00
8121 Mid America Blvd	BWH	121,000	121,000	100%	\$4.25
8120 Mid America Blvd	BWH	131,507	0	0%	\$0.00
<b>SE - BWH Total</b>		<b>688,527</b>	<b>158,154</b>	<b>22.97%</b>	<b>\$4.55</b>
2020 S Eastern Ave.	SWH	48,250	36,250	75.13%	\$4.50
<b>SE - SWH Total</b>		<b>48,250</b>	<b>36,250</b>	<b>75.13%</b>	<b>\$4.50</b>
1125 SE Grand Blvd	FLX	72,000	36,144	50.20%	\$6.00
<b>1533 SE 66th St</b>	<b>FLX</b>	<b>104,288</b>	<b>0</b>	<b>0%</b>	<b>\$6.00</b>
2300-2700 N Moore Ave	FLX	147,080	1,500	1.02%	\$5.50
416 Hudiburg Circle	FLX	29,371	0	0%	\$10.50
3634 E I-240 Service Road	FLX	44,000	8,000	18.18%	\$7.50
3940 E I-240 Service Road	FLX	72,000	0	0%	\$5.70
5701 SE 74th St	FLX	40,605	5,717	14.08%	\$6.00
<b>SE - FLX Total</b>		<b>509,344</b>	<b>51,361</b>	<b>10.08%</b>	<b>\$6.74</b>
<b>SE Totals</b>		<b>1,246,121</b>	<b>245,765</b>	<b>19.72%</b>	

## CURRENT MARKET

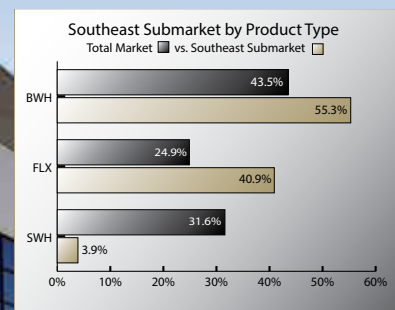
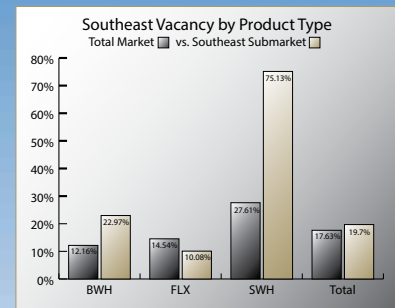
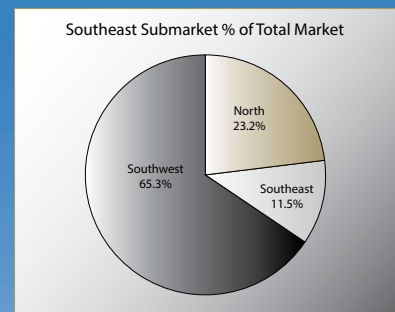
Average Vacancy is 19.7%

Aggregate available rental rates:

Bulk Warehouse \$3.00 - \$10.00

Flex Space \$5.50 - \$10.50

Service Warehouse \$4.50



SOUTHEAST SUBMARKET

# 2017 Mid-Year Oklahoma City Industrial Market Summary

## SOUTHWEST SUBMARKET

### CURRENT MARKET

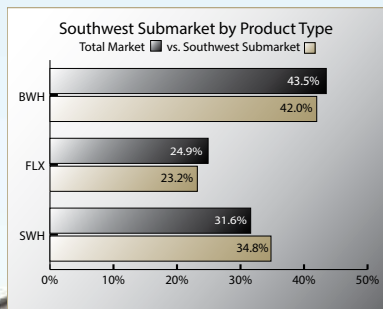
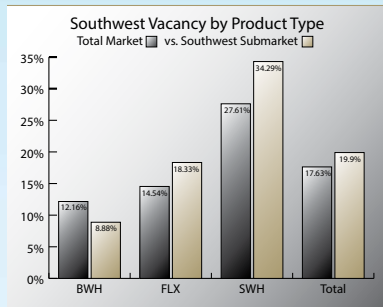
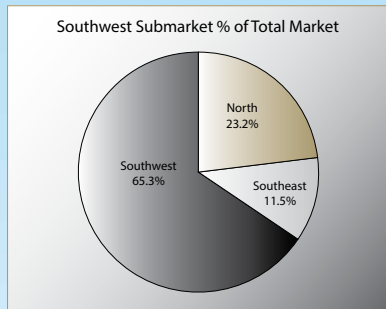
Average Vacancy is 10.63%

Aggregate available rental rates:

Bulk Warehouse \$2.95 - \$6.50

Flex Space \$4.00 - \$8.50

Service Warehouse \$3.50 - \$13.00



SW	Type	GLA	Vacant	% Vac	Rate
11400 N I-35	BWH	125,400	62,775	50.06%	\$5.50
1330-1398 Metropolitan	BWH	69,167	0	0%	\$4.50
3500 S MacArthur Blvd	BWH	171,000	0	0%	\$0.00
3501 Melcat Dr	BWH	106,000	0	0%	\$4.75
3601 S Thomas Rd	BWH	241,000	0	0%	\$0.00
3701 S Thomas Rd	BWH	94,373	0	0%	\$4.50
3800-3860 S Harmon Ave	BWH	114,804	0	0%	\$3.50
400 N Ann Arbor Ave	BWH	119,700	0	0%	\$0.00
4001 NW 3rd St	BWH	95,000	0	0%	\$0.00
4001 Will Rogers Parkway	BWH	101,504	0	0%	\$4.50
4680 NW 3rd St	BWH	151,200	44,100	29.17%	\$4.50
5001 SW 36th St	BWH	122,945	20,635	16.78%	\$4.50
5024 SW 36th St	BWH	102,567	0	0%	\$0.00
5200 SW 36th St	BWH	210,600	20,000	9.50%	\$6.00
5201 W Reno Ave	BWH	121,475	0	0%	\$3.50
5500 SW 36th St	BWH	76,500	0	0%	\$4.25
5500 W. Reno	BWH	336,750	0	0%	\$2.95
5555 Morton Ave	BWH	99,360	0	0%	\$3.25
5600 SW 36th St	BWH	87,200	0	0%	\$0.00
600 N Sara Rd	BWH	120,000	43,194	35.99%	\$4.75
6100 NW 2nd St	BWH	110,080	34,416	31.26%	\$4.25
6120 SW 29th Street	BWH	61,000	38,000	62.30%	\$6.50
6200 SW 29th	BWH	63,461	0	0%	\$0.00
6220 SW 29th	BWH	61,461	0	0%	\$0.00
<b>SW - BWH Total</b>		<b>2,962,547</b>	<b>263,120</b>	<b>8.88%</b>	<b>\$4.48</b>

SOUTHWEST SUBMARKET



5200 SW 36th St

## 2017 Mid-Year Oklahoma City Industrial Market Summary SOUTHWEST SUBMARKET

1001 Enterprise	SWH	80,256	21,888	27.27%	\$5.75
1101 Enterprise Dr	SWH	63,840	0	0%	\$4.75
1101 Metropolitan Ave	SWH	33,038	0	0%	\$3.50
1131 Enterprise Dr	SWH	80,256	23,712	29.55%	\$5.25
301-397 N Harvard Ave	SWH	81,500	27,000	33.13%	\$4.35
3600 S MacArthur Blvd	SWH	44,750	0	0%	\$13.00
4116 Will Rogers Parkway	SWH	65,520	10,023	15.30%	\$4.25
417 Hudiburg Circle	SWH	30,000	0	0%	\$10.50
4210 Will Rogers Parkway	SWH	60,000	0	0%	\$0.00
4220-4232 Charter Ave.	SWH	56,275	14,143	25.13%	\$4.50
4243 Will Rogers Parkway	SWH	50,208	0	0%	\$4.25
4301 Will Rogers Parkway	SWH	22,551	6,176	27.39%	\$5.50
4400 S.W. 25th Street	SWH	68,000	40,500	59.56%	\$5.50
4601-4627 NW 3rd St	SWH	68,408	0	0%	\$0.00
4700-4728 NW 1st St	SWH	52,340	8,000	15.28%	\$4.95
4917 - 4923 S.W. 7th St.	SWH	20,935	0	0%	\$4.00
4925 - 4931 S.W. 7th St.	SWH	32,229	0	0%	\$3.50
5324 W Reno Ave	SWH	72,300	0	0%	\$0.00
727 - 729 Overhead Dr.	SWH	24,512	8,000	32.64%	\$4.25
900 Metropolitan Ave	SWH	61,600	0	0%	\$0.00
901 Enterprise Dr	SWH	80,428	50,248	62.48%	\$4.75
7501 SW 29th St	SWH	1,300,000	630,000	48.46%	\$2.95
<b>SW - SWH Total</b>		<b>2,448,946</b>	<b>839,690</b>	<b>34.29%</b>	<b>\$5.30</b>

1000 Cornell Parkway	FLX	27,018	17,267	63.91%	\$5.50
1101-1121 Cornell Parkway	FLX	41,720	0	0%	\$6.50
1233 Sovereign Row	FLX	39,805	19,866	49.91%	\$8.00
1301 Cornell Parkway	FLX	33,609	16,828	50.07%	\$5.50
2236 NW 10th St	FLX	80,960	12,000	14.82%	\$7.50
235 N MacArthur Blvd	FLX	68,229	9,724	14.25%	\$8.50
304-306 N Meridian Ave	FLX	196,000	25,024	12.77%	\$7.00
340-350 S Vermont Ave	FLX	118,565	15,000	12.65%	\$5.90
3800 S MacArthur	FLX	60,000	45,000	75%	\$7.50
400 S Vermont Ave	FLX	143,750	20,000	13.91%	\$5.50
401 N Meridian Ave	FLX	41,190	2,800	6.80%	\$5.14
4020 Will Rogers Parkway	FLX	64,298	10,350	16.10%	\$4.75
4100 Will Rogers Parkway	FLX	69,027	9,000	13.04%	\$4.75
4130 Will Rogers Parkway	FLX	65,520	45,426	69.33%	\$4.25
4141 Highline Blvd	FLX	74,310	4,100	5.52%	\$9.00
4309-4325 SW 21st St	FLX	64,568	13,300	20.60%	\$6.50
4703 Enterprise Dr	FLX	34,000	0	0%	\$4.50
4901 W Reno Ave	FLX	43,630	14,623	33.52%	\$9.00
6000 NW 2nd St	FLX	79,071	18,072	22.86%	\$5.50
7114 Melrose Ln	FLX	124,200	1,200	0.97%	\$5.00
7624 Melrose Ln	FLX	164,500	0	0%	\$4.00
<b>SW - FLX Total</b>		<b>1,633,970</b>	<b>299,580</b>	<b>18.33%</b>	<b>\$6.18</b>

<b>SW Totals</b>	<b>7,045,463</b>	<b>1,402,390</b>	<b>19.90%</b>
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<b>OKC Industrial Totals</b>	<b>10,795,232</b>	<b>1,903,212</b>	<b>17.63%</b>
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Price Edwards & Company  
Market Research

Price Edwards & Company has been the leader in the Oklahoma City commercial real estate market for over 25 years not only in terms of completed transactions, but in market research as well. This report, as well as our other market summaries, are available either by request or can be freely downloaded online from our website at:

[www.priceedwards.com](http://www.priceedwards.com)

Our website continues to feature downloadable PDF versions of all of our Oklahoma City market summaries for the past several years, including Oklahoma City market information, market outlooks, as well as news and information about current activity in the market.



# Oklahoma City

## 2017 Mid-Year Industrial Market Summary

### 2017 Forecast

Vacancy Bulk warehouse vacancies will remain steady or decrease, other sector vacancies will decrease if the current recovery in the price of crude oil is maintained.

Rental Rates While rental rates will probably not inflate under vacancy pressure, Landlords will use concessions to compete for good credit tenants.

New Construction Bulk warehouse is the only significant multi-tenant construction anticipated in the next 12 months.