# REALT

### AN INDUSTRIAL LEASE OPPORTUNITY 9802 N MORGAN RD

9802 N MORGAN RD, YUKON, OK 73099





### **OFFERING SUMMARY**

Available SE:

Lease Rate:

Lot Size:

Year Built:

Zoning:

Market:

Building Size:

PROPERTY	<b>OVERVIEW</b>

13,000+SF Building 13,050 SF Fully climate controlled warehouse \$10.00 - 15.75 Two 14' Overhead Doors SF/yr (NNN or Private Offices, Bullpen, Conference Rooms Full Service) Building can be demised into smaller leasable areas (page 2) Perfect for a FILM STUDIO 2.3 Acres

### DEMOGRAPHICS

2009

13,050		1 MILE	5 MILES	10 MILES
PUD-1579	Total Households	136	32,313	135,778
	Total Population	390	81,937	329,375
Yukon	Average HH Income	\$97,579	\$74,232	\$67,135

### LOCATION OVERVIEW

Located near intersection of NW Expressway, Hefner Rd and Kilpatrick Turnpike, this property has immediate access to Kilpatrick Turnpike from both the North and the South.

### **PROPERTY HIGHLIGHTS**

- Direct Fiber Optic Connections
- Visibility from Turnpike
- Minutes to Gaillardia
- Minutes to Downtown OKC

### **AVAILABLE SPACES**

SPACE	LEASE RATE	SIZE (SF)
9082 N. Morgan Rd - NNN option	\$10.00 SF/yr	13,050 SF
9082 N. Morgan Rd - FSG option	\$15.75 SF/yr	13,050 SF

PAUL SWALES

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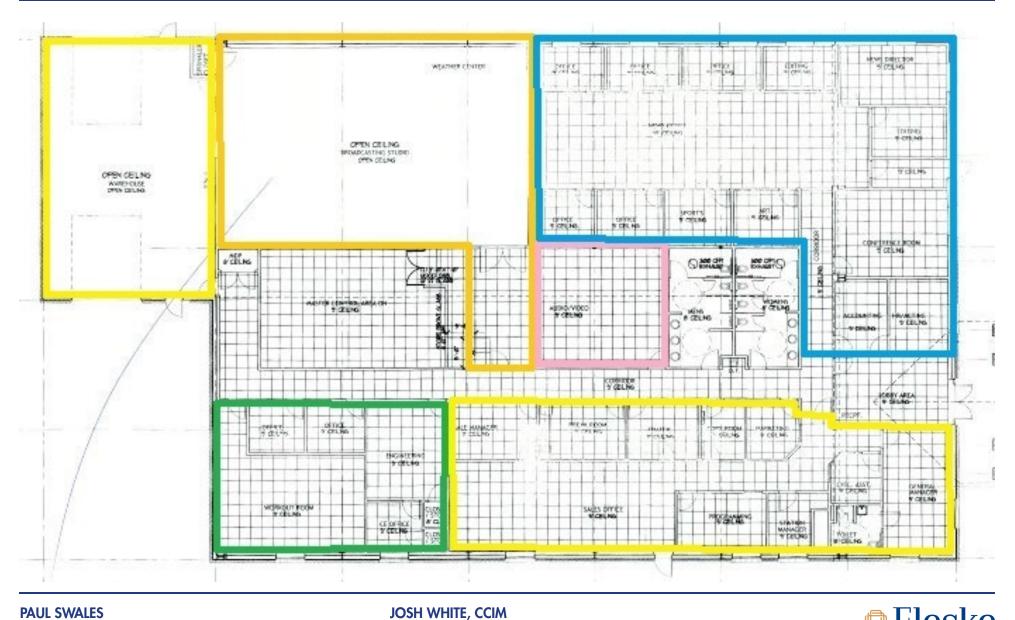
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### AN INDUSTRIAL LEASE OPPORTUNITY PROPOSED LEASE DIVISION

### 9802 N MORGAN RD, YUKON, OK 73099



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