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	OVERVIEW

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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Equity Commercial Realty II, LLC josh@fleskeholding.com

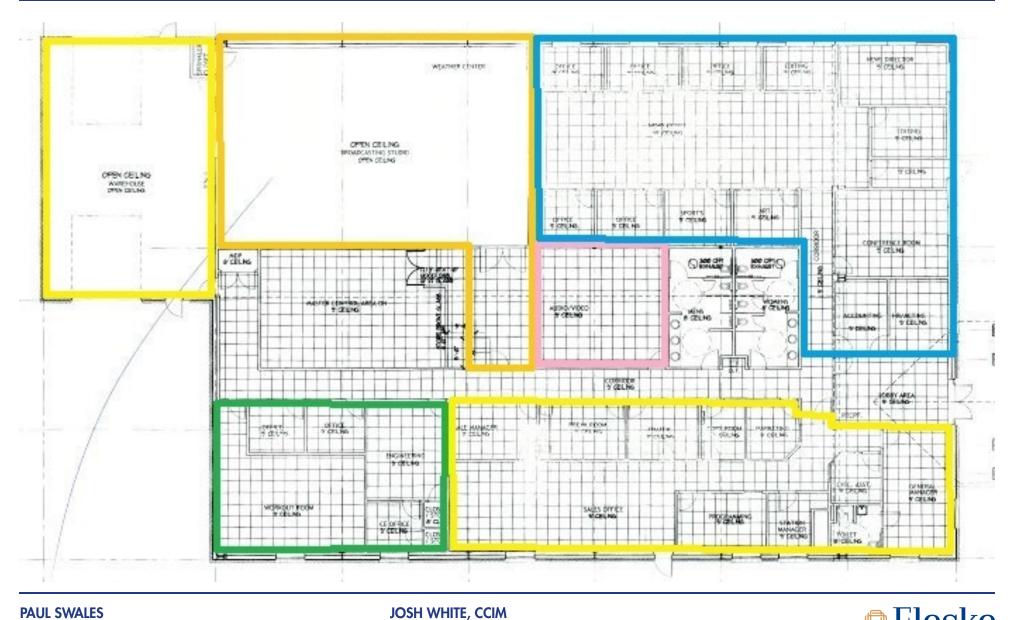
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AN INDUSTRIAL LEASE OPPORTUNITY PROPOSED LEASE DIVISION

9802 N MORGAN RD, YUKON, OK 73099



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