



BRITTON COMMERCE CENTER / FOR LEASE

N I-35 & BRITTON RD., OKLAHOMA CITY, OK

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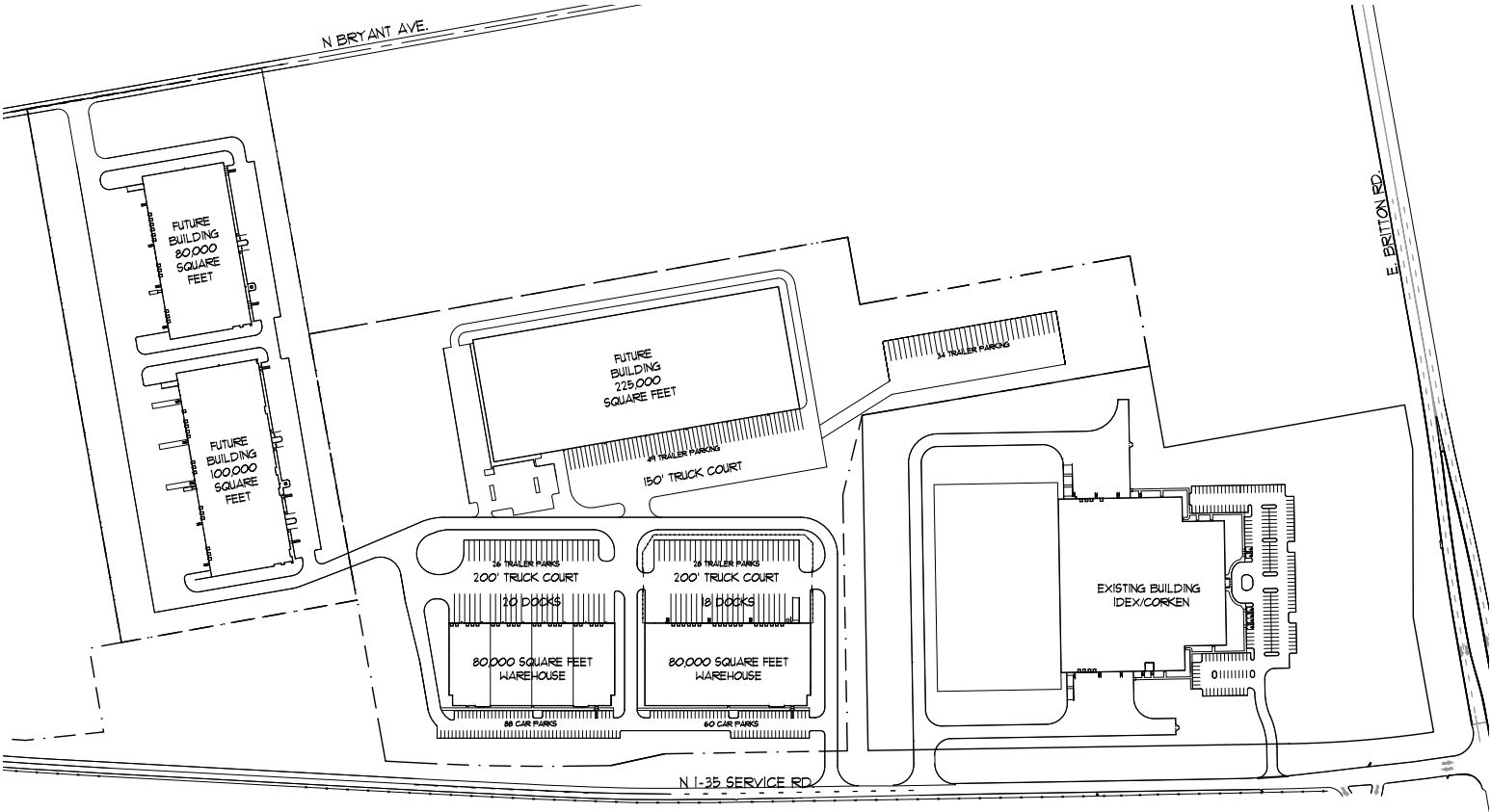
NEWMARK GRUBB
LEVY STRANGE BEFFORT

DEVELOPMENT OVERVIEW

Britton Commerce Center is a new industrial park anchored on the north by the newly constructed building for Corken, Inc. (IDEX subsidiary) and to the south by the recently completed building for Shurtape Technologies. It is located two miles south of the I-35 and I-44 intersection, which connects Oklahoma City to Tulsa, and seven miles north of I-40. This location offers prime frontage and quick accessibility to I-35 via a two-way service road. Nearby tenants include Vermeer, Bobcat, US Foods, Iron Mountain, Amazon, Crest Foods, Carlisle and Chep. There are two 80,000 square foot buildings currently under construction, which are divisible to 20,000 square feet. Additional sites are available in the park for 80,000 SF - 225,000 SF.

PROPERTY DETAILS

Total Available SF	160,000 SF
Lease Rate	\$6.50/SF/YR (NNN)
Office Space	5%
Clear Height	32'
Estimated Completion	Q3 2021
Development Site	55 Acres
Market	Oklahoma City
Cross Streets	N I-35 Service Rd. & N Britton Rd.





PROPERTY HIGHLIGHTS



I-35
Frontage



New
Construction



200'
Truck Court



48 Total
Dock High Doors



4,000 SF
Office Space (5%)



Surrounding
International Tenants

BUILDING FEATURES

8801 N I-35 SERVICE RD.

80,000 SF total

4,000 SF office space (5%)

32' clear height

24 dock high doors

2 drive-in ramps
(2 more could be added)

Pit levelers

200' truck court

29 trailer parking

86 car parks

LED lights

Divisible to 20,000 SF

8901 N I-35 SERVICE RD.

80,000 SF total

4,000 SF office space (5%)

32' clear height

24 dock high doors

2 drive-in ramps
(2 more could be added)

Pit levelers

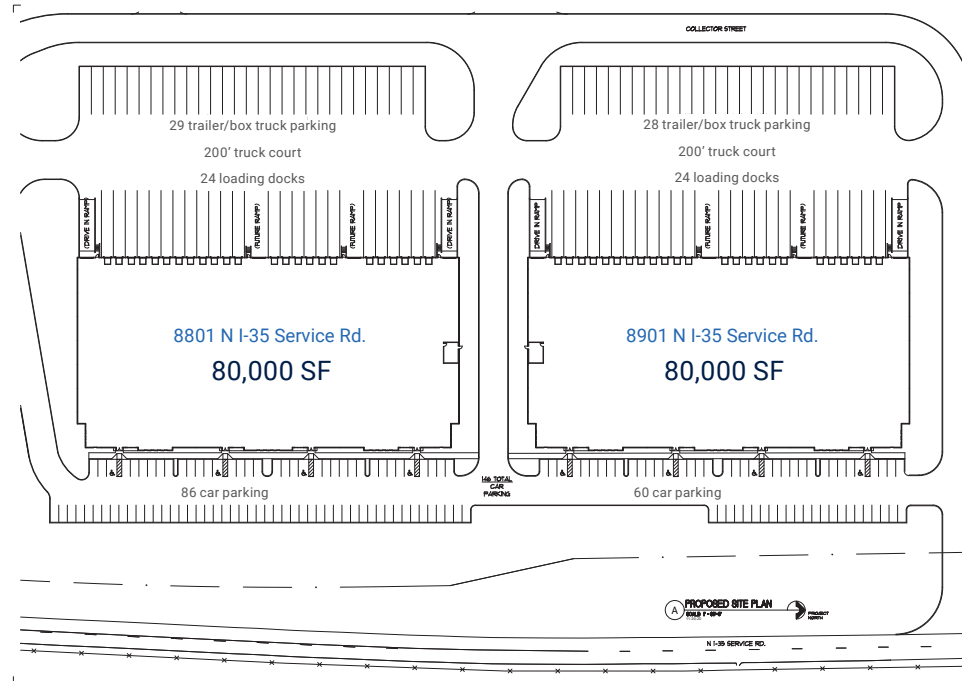
200' truck court

28 trailer parking

60 car parks

LED lights

Divisible to 20,000 SF





204 N. Robinson, Ste 700 OKC, OK, 73102 | for more information, visit us at
110 W. 7th, Ste 2600 Tulsa, OK, 74119 | **NEWMARKLSB.COM**

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