



BRITTON COMMERCE CENTER / FOR LEASE

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

*existing building at 8801 N I-35 Service Rd.

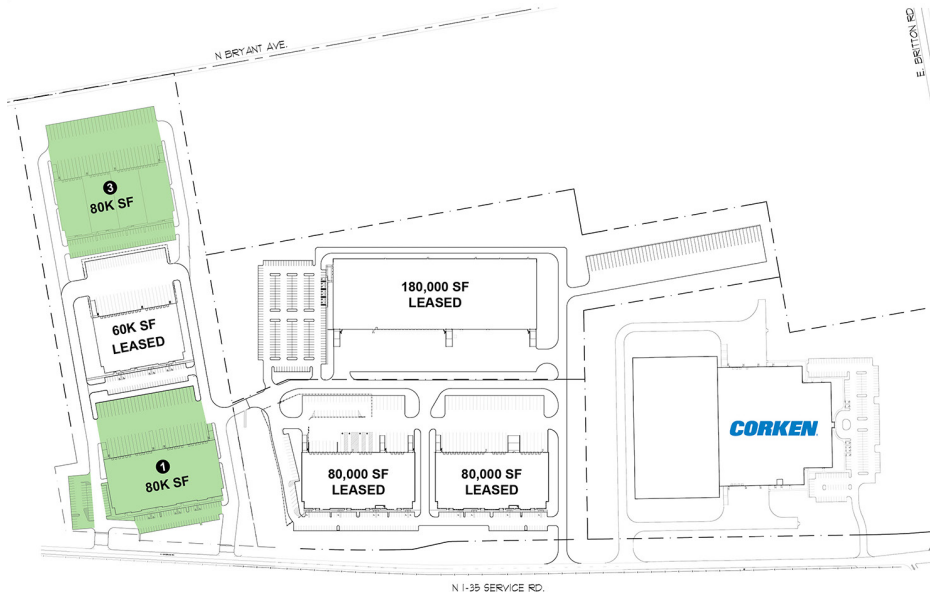
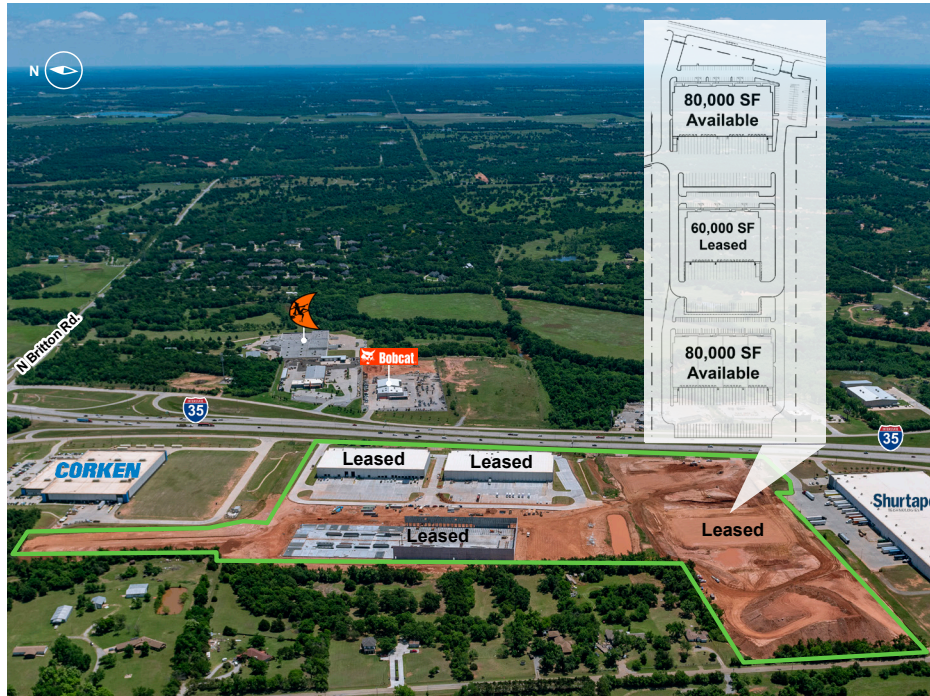
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NEWMARK
ROBINSON PARK

NEW INDUSTRIAL BUILDINGS / FOR LEASE



PROPERTY 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.

PROPERTY DETAILS

Total Building SF	(2) 80,000 SF buildings
Base Lease Rate	\$7.50 - \$8.00/SF/YR (NNN)
Estimated Completion	Q2 2023
Development Site	55 Acres
Cross Streets	N I-35 Service Rd. & N Britton Rd.

BUILDING FEATURES

Building 1	Building 3
80,000 SF	80,000 SF
\$8.00/SF/YR (NNN)	\$7.50/SF/YR (NNN)
TIA - \$9.00/SF	TIA - \$7.50/SF
22 dock high doors	22 dock high doors
4 drive-in ramps	4 drive-in ramps
32' clear height	32' clear height
50' x 50' column spacing	50' x 50' column spacing
200' truck court	200' truck court
26 trailer parks	31 trailer parks
118 car parks	81 car parks
Pit levelers	Pit levelers
Divisible to 20,000 SF	Divisible to 20,000 SF

