EDMOND SMALL BAY WAREHOUSE COMPLEX

7300, 7312, 7308, 7304 NW 164th Street,
Edmond, Oklahoma 73013

- Park Size: 94,638 SF across 4 buildings
- Units: 23 Units, ranging from 2,450 SF to 4,900 SF, with ability to combine up to ±8,000 SF
- Years Built: 2009 / 2013 / 2015 / 2019
- Replacement: 20% + below replacement cost of new/similar built product
- Price: $11,500,000
- Average Base Rent: In place $8.97 NNN compared to $12-13 NNN comps in the area, showing significant upside in mark to market rents.
- **Cap Rate / NOI: In place cap rate of 7.47% & 100% occupied**
- **Proforma Cap Rate (Fall 2026): 7.62% (assumes 4% vacancy)**

OFFERING MEMORANDUM

EXCLUSIVELY OFFERED BY

Corey Hale
Sales Associate
License #183307

SKYBRIDGE REAL ESTATE

Skybridge Real Estate
701 Cedar Lake Boulevard
Oklahoma City, OK 73114

EXECUTIVE SUMMARY

This Small Bay Warehouse Complex is a 94,638 SF multi-tenant small-bay industrial asset located in the Deer Creek / Edmond growth corridor of Oklahoma City. The Property includes 4 buildings and 23 units, with typical suite sizes from 2,450 to 4,900 SF and larger suites up to 8,400 SF. Built in phases between 2009 and 2019, the park offers functional office/warehouse layouts, ADA-compliant restrooms, grade-level loading, and flexible configurations for a wide range of users.

The Property is positioned along NW 164th Street near Rockwell Avenue, with convenient access to the Kilpatrick Turnpike and major Oklahoma City metro corridors. The surrounding area is supported by continued residential and commercial growth, strong household incomes, and nearby national retailers, employers, and service providers.

The complex is offered at $11,500,000, representing approximately $122/SF, a 7.47% in-place cap rate based on current NOI at **100% occupancy**, with the remaining vacancy being a recently renovated unit. Substantial upside is achieveable through contractual rent growth and lease rollover opportunities. The offering provides investors the opportunity to acquire a diversified small-bay industrial park at a competitive basis relative to replacement cost and comparable industrial product.

This Edmond Small Bay Warehouse Complex benefits from strong demographics, including a 3-mile population of 27,634, median household income of $112,062, and average household income of $152,419. This growing residential base supports demand from contractors, service businesses, storage users, e-commerce operators, gyms, showrooms, and light industrial tenants.

All leases except one are NNN, with tenants responsible for property taxes, CAM, utilities, electric, and gas, while water and trash are included. Lease terms generally range from 1 to 3 years, allowing investors to capture rental growth as leases expire.

Overall, this complex offers investors a stabilized, income-producing small-bay industrial asset with diversified tenancy, functional suite sizes, favorable lease structure, and a location positioned to benefit from continued growth across the north Oklahoma City / Edmond market.

INVESTMENT HIGHLIGHTS

Solid Yield In Place: **In place cap rate of 7.47% & 100% occupied**. Strong current occupancy provides stable cash flow and reduces lease-up risk compared to new development or heavily vacant assets.

Value Add Opportunity: Average in-place rents of $8.97 PSF versus $12–$13 PSF market rents, creates upside through rent growth, lease-up, short lease terms, and expense recovery.

Small Bay Multi Tenant Industrial: Small-bay industrial remains a highly attractive asset class, with flexible units, tight vacancy, and strong tenant demand. OKC was ranked #1 nationally by CoStar for small-bay warehouse demand.

Park size - 94,638 Sq ft across 4 buildings: Considerably larger than other parks with similar bay sizes, this complex is well positioned to be an anchor in any portfolio in the OKC area.

Unit Sizing & Minimal Office: 2,450–4,900 SF units, combinable up to ±8,000 SF. With office space ranging around ~10% of the unit, they are perfect for a wide range of tenants.

Below Replacement Cost Opportunity: Given today's land, construction, financing, and development costs, the property offers quality stabilized existing industrial product well below replacement cost.

Quality & Newer Construction: Newer construction, durable CMU walls, metal roofing, concrete parking, and quality buildouts, reduces maintenance risk versus competing parks.

Diverse Tenant Base: With 23 units across diverse industries this park provides stable income with no dominant tenant type and no cannabis grow users.

In the Deer Creek / Edmond Growth Corridor: With the NW corridor growth & affluence, this park is well positioned to benefit from the (stats of incoming growth)

Professional In Place Management: Recent leasing and management improvements support continued stabilization, stronger tenant service, and future upside for a new owner.

Above-Average Parking Ratio: Above average parking ratio (for asset type) of ~ 1 spot per 500 sqft allows wide variety of tenant types and for additional upside to attract high $/ft users

PROPERTY AT A GLANCE

ADDRESS
7300 NW 164th St, Edmond, OK 73013

YEAR BUILT
2009/2013/2015/ 2019

LAND AREA
+/- 5.87 acres

NET RENTABLE AREA
+/- 94,638

PERCENT FINISHED
+/- 10% office +/- 90% Warehouse

PARKING
+/- 188

PERCENT LEASED
100%

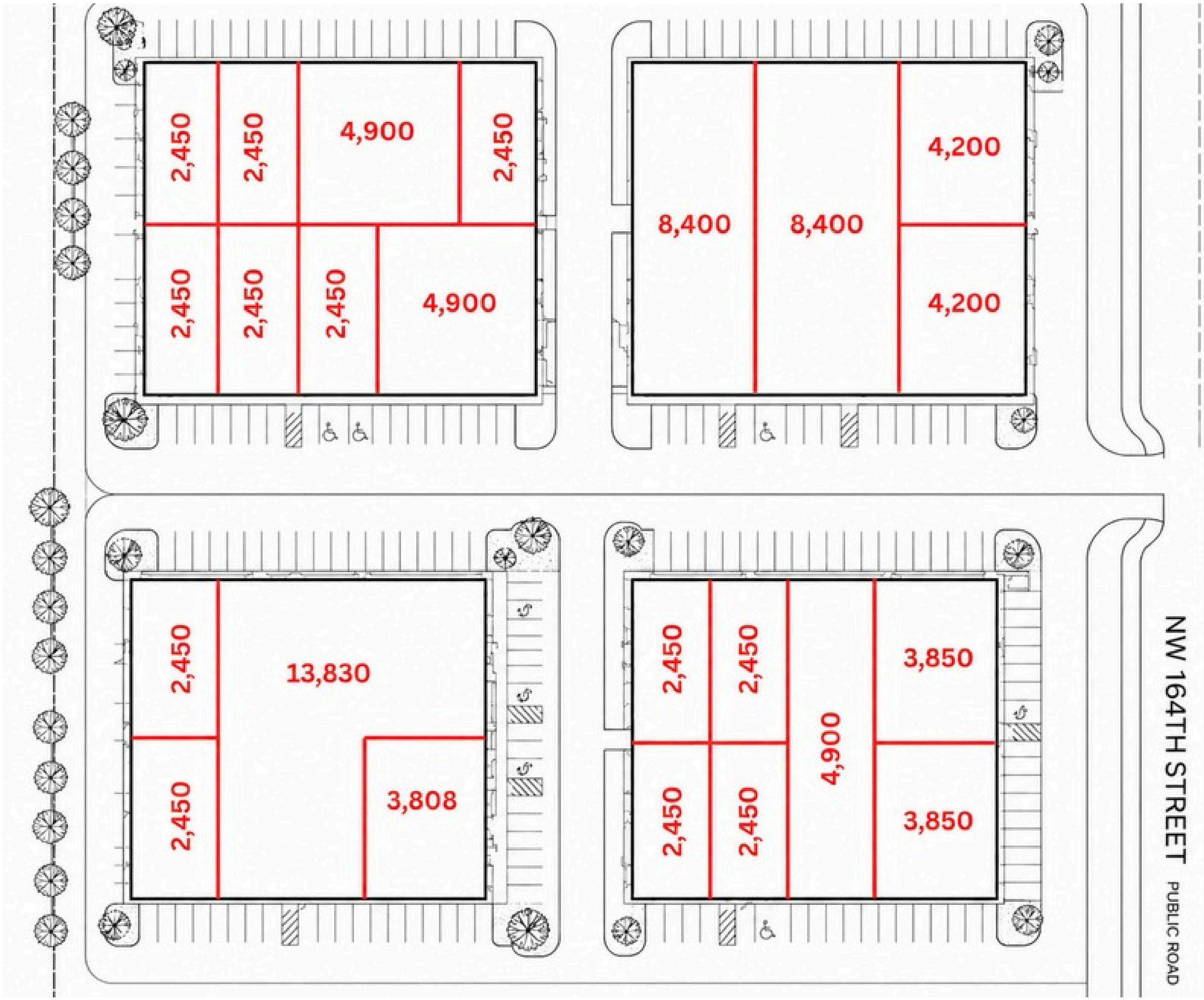
CLEAR HEIGHT
14-16'

BUILDING DESIGN & CONSTRUCTION

ACCESS	Single access point of 164th
FACADE	CMU
FOUNDATION	Concrete Slab
PARKING LOT	Concrete
AVERAGE BAY DEPTH	70’-140’
ROOF	Metal
FIRE SYSTEM	3 out of 4 buildings 100% fire sprinklered
ELECTRICAL	3-phase / 120/208V / 225 Amp

LOADING DOORS	35 - 14x12’ Doors
DUMPSTER ENCLOSURES	8 CMU Enclosures
TENANT FINISHES	Varies by tenant
RESTROOM/OFFICES	Each space has individual restrooms & offices, some have more
UTILITIES	Electricity/Gas - Separately Metered - Water Master Meter
ZONING	PUD Light industrial

SITE PLAN


2,450
2,450
4,900
2,450
2,450
2,450
2,450
4,900
8,400
8,400
4,200
4,200
2,450
13,830
2,450
3,808
2,450
2,450
4,900
3,850
2,450
2,450
3,850
NW 164TH STREET
PUBLIC ROAD


SCHWARZ
READY MIX
EDMOND SMALL BAY WAREHOUSE COMPLEX
SUBJECT PROPERTY
NW 164th St
PHILLIPS 66
TOTAL
express
THE
WINE BARREL
N Rockwell Ave
N Rockwell Ave
DANNY B'S
GOURMET PIZZA

N
DEER CREEK EDUCATION
SERVICES CENTER
PHILLIPS 66
TOTAL express
DEER CREEK
HIGH SCHOOL
EDMOND SMALL BAY WAREHOUSE COMPLEX
SUBJECT PROPERTY
DEER CREEK
INTERMEDIATE SCHOOL
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MAGNOLIA RIDGE
Walmart Neighborhood Market
ROSE CREEK COUNTRY CLUB
TARGET
CHISHOLM CREEK
344
LOWE'S
Walmart
QUAIL SPRINGS MALL
74
THE ALLEY AT PORT164
OnCue
PORT 164
Mercy
DEER CREEK ELEMENTARY SCHOOL
MERCY CLINIC PRIMARY CARE – NORTH PORTLAND
DEER CREEK FAMILY HEALTHCARE
NW 164th St
THE WINE BARREL
CVS pharmacy
EDMOND SMALL BAY WAREHOUSE COMPLEX
SUBJECT PROPERTY
N Rockwell Ave
66 TOTAL express
DANNY B'S GOURMET PIZZA
SPRING CREEK ELEMENTARY SCHOOL
N
SCHWARZ READY MIX


WILEY POST AIRPORT
Walmart Neighborhood Market
3
Walmart Neighborhood Market
Walmart
KOHL'S
THE HOME DEPOT
sam's club
344
3
JAMES L. DENNIS
ELEMENTARY SCHOOL
PUTNAM CITY NORTH
HIGH SCHOOL
FRANCIS TUTTLE
TECHNOLOGY CENTER
- ROCKWELL CAMPUS
N Rockwell Ave
344
344
CVS pharmacy
EDMOND SMALL BAY WAREHOUSE COMPLEX
SUBJECT PROPERTY
SPRING CREEK
ELEMENTARY SCHOOL
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GOURMET PIZZA
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EDMOND SMALL BAY WAREHOUSE COMPLEX
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Lowe's
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QUAIL SPRINGS MALL
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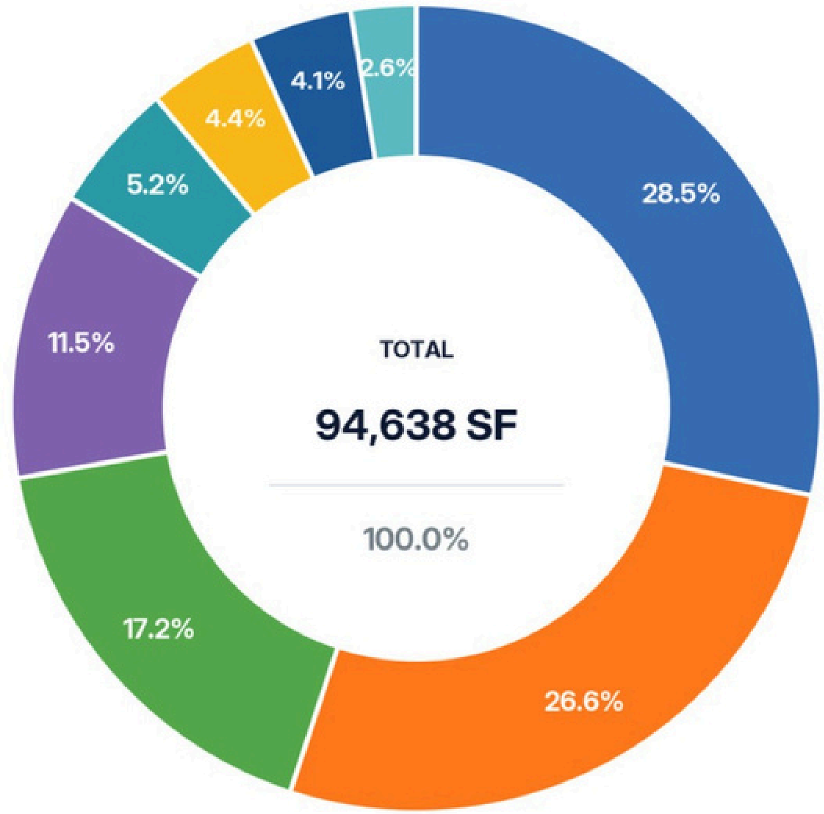
N Rockwell Ave

UNIT INTERIORS

UNIT INTERIORS

TENANT INDUSTRY BREAKDOWN

TENANT INDUSTRY	TOTAL SF	% OF TOTAL
Fitness / Sports / Recreation	25,158	26.59%
Construction / Trades / Home Services	26,950 SF	28.49%
Supplement Production	16,280 SF	17.2% SF
Personal / Business Storage	10,850 SF	11.5% SF
Energy / Oil & Gas	4,900 SF	5.2% SF
Office / General Business	4,200 SF	4.4% SF
Manufacturing / Product / Other	3,850 SF	4.1% SF
Medical / Health / Mobility	2,450 SF	2.6% SF
TOTAL	**94,638**	**100.0%**



FINANCIAL OVERVIEW

FINANCIAL SENSITIVITY ANALYSIS
RENT ROLL
PRO FORMA FINANCIALS
PRO FORMA FINANCIALS

FINANCIAL SENSITIVITY ANALYSIS

Financial Comparison - Summer 2026 vs Fall 2026 Pro Forma vs Pro Forma at $9.75 - 10.50/yr in Base Rent			
	"In Place (June 2026) (4% Vacancy)"	"Fall 2026 (w/ several annual escalations)"	"Base Rent Pro Forma $10 - $10.5 / Yr"
Vacancy Factor	4%	4%	4%
Annual NOI	$ 824,778.72	$ 831,354.80	$ 975,103.20
Indicative Value (6.75% CAP)	$ 12,218,944.00	$ 12,316,367.36	$ 14,445,973.33
Indicative Value (7% CAP)	$ 11,782,553.14	$ 11,876,497.10	$ 13,930,045.71

FINANCIAL OVERVIEW

SALES PRICE	$11,500,000.00	**LEASE $/YR (PRO FORMA FOR FALL 2026)**	$9.08
GROSS LEASABLE AREA (SQFT)	94,638	**PRO FORMA CAP RATE (YEAR 3)**	9.19%
SELLING $/FT FOR THE COMPLEX	$121.52	**PRO FORMA NOI (YEAR 3)**	$1,056,349.12
CAP RATE (PRO FORMA FOR FALL 2026)	7.62%	**LEASE $/YR (YEAR 3)**	$10.99
NOI (PRO FORMA FOR FALL 2026)	$876,225.08		

DEMOGRAPHICS & MARKET OVERVIEW

SUBMARKET
EDMOND AREA
DEMOGRAPHICS

SUBMARKET

KEY INDICATORS			
Current Quarter	**RBA**	**Vacancy Rate**	**Market Asking Rent**
Logistics	396,467	6.90%	$11.01
Specialized Industrial	104,613	1.90%	$10.36
Flex	102,276	11.20%	$16.78
Submarket	**603,356**	**6.80%**	**$11.83**

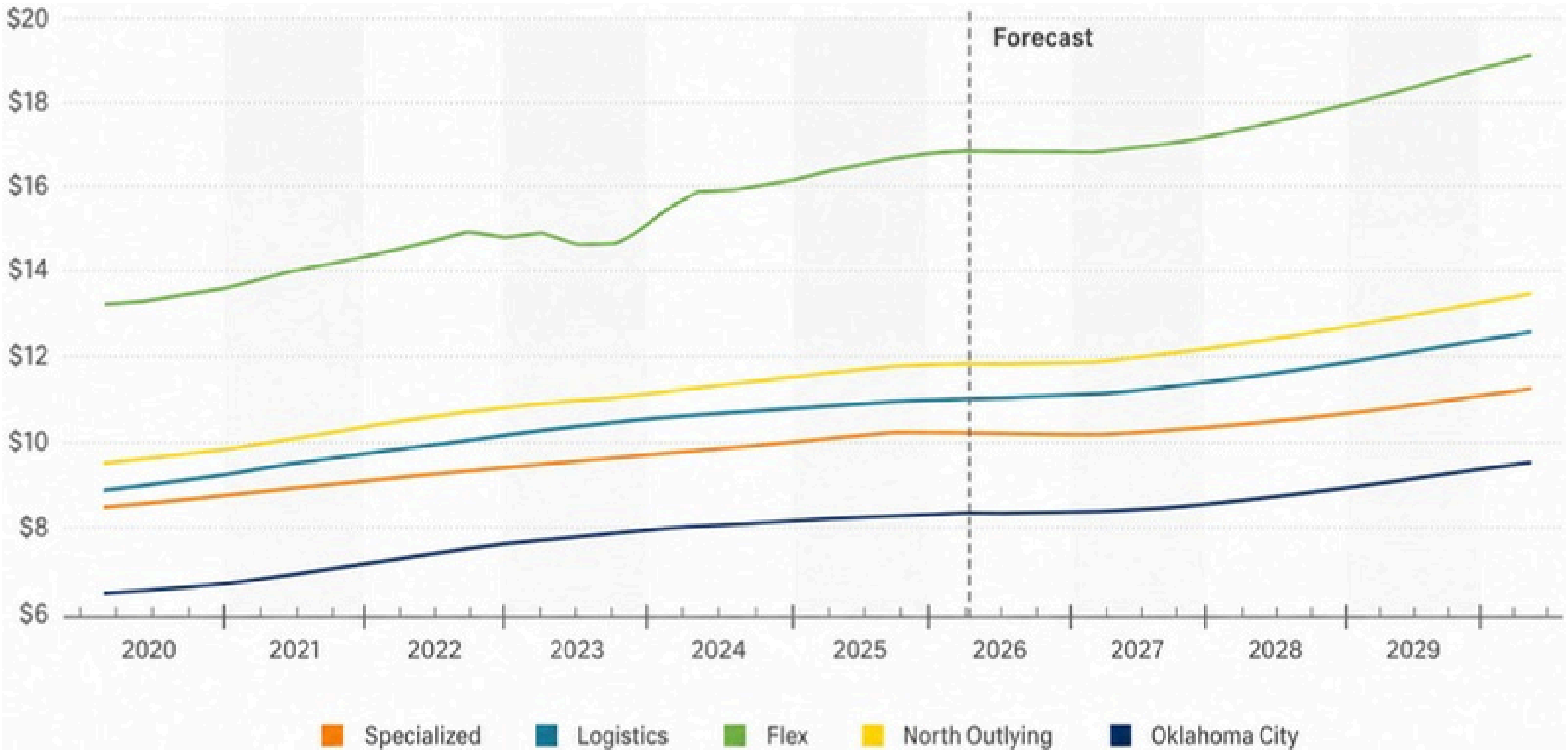
Estimated industrial market pricing in North Outlying is $103/SF compared to the market average of $84/SF. Average market pricing for North Outlying is estimated at $97/SF for logistics properties, $134/SF for flex assets,

Market rents in North Outlying are $11.80/SF. Rents average around $11.00/SF for logistics buildings, $16.80/SF for flex properties, and $10.40/SF for specialized assets.

FLEX RENT & VACANCY				
Year	**Per SF**	**Index**	**% Growth**	**Vs Hist Peak**
2030	$14.72	188	3.8%	13.6%
2029	$14.18	181	4.2%	9.4%
2028	$13.61	174	3.9%	5.0%
2027	$13.09	167	1.6%	1.0%
2026	$12.89	164	-0.5%	-0.5%
YTD	$12.96	165	0.6%	0%
2025	$12.96	165	2.0%	0%
2024	$12.70	162	4.4%	-2.0%

SUBMARKET

MARKET ASKING RENT PER SQUARE FEET



The Northwest industrial submarket has roughly 160,000 SF of space listed as available, for an availability rate of 8.9%. As of the second quarter of 2026, there is 24,000 SF of industrial space under construction in Northwest. In comparison, the submarket has averaged 40,000 SF of under construction inventory over the past 10 years.

The North Outlying industrial submarket has a vacancy rate of 6.8% as of the second quarter of 2026. Over the past year, the submarket's vacancy rate has changed by -4.0%, a result of no net delivered space and 24,000 SF of net absorption.

North Outlying's vacancy rate of 6.8% compares to the submarket's five-year average of 11.1% and the 10-year average of 10.3%. Overall submarket vacancy is forecast to end 2026 at 10.4%.

EDMOND AREA

Edmond, Oklahoma is one of the premier suburban communities in the Oklahoma City metropolitan area and has become an increasingly attractive destination for residential, commercial, and industrial growth. Located directly north of Oklahoma City, Edmond benefits from strong regional connectivity, access to major employment centers, and proximity to key transportation routes including the Kilpatrick Turnpike, I-35, Broadway Extension, and the broader OKC highway network.

The Edmond/North Oklahoma City corridor has seen continued residential expansion as families and businesses seek access to high-quality schools, newer housing, strong demographics, and a more suburban environment while remaining within close reach of downtown Oklahoma City, Nichols Hills, Quail Springs, and other major employment and retail nodes. This growth has supported steady demand for neighborhood retail, service businesses, medical users, contractors, fitness concepts, storage, and light industrial space throughout the trade area.

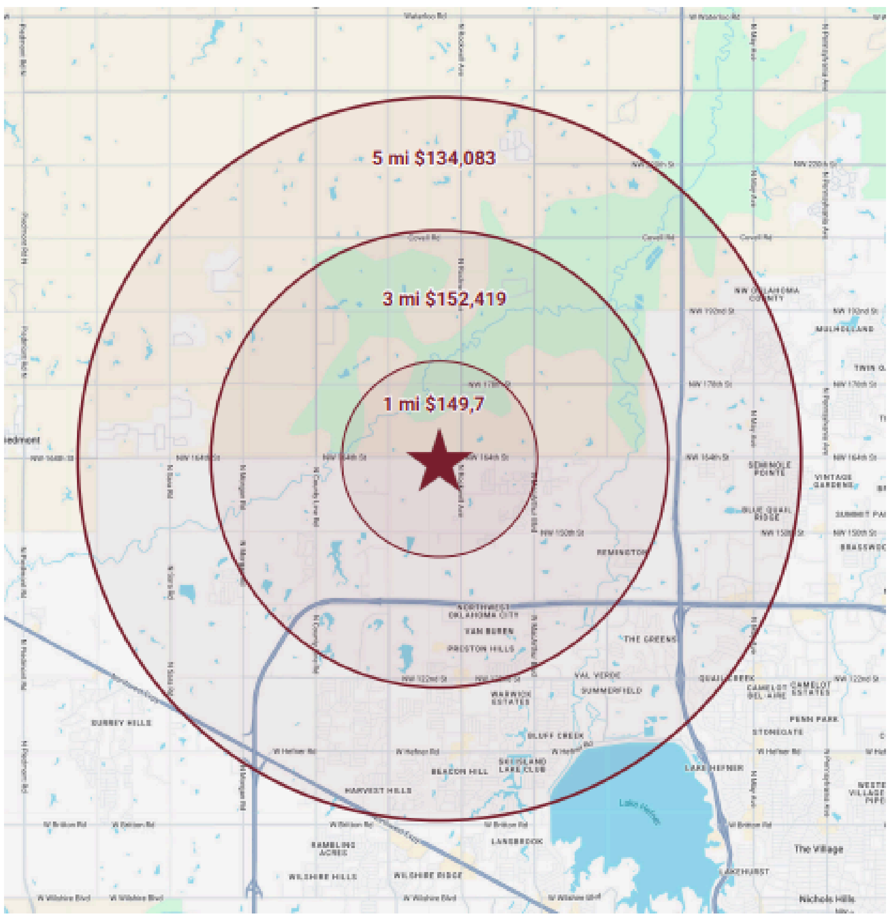
Historically recognized as one of Oklahoma City's most desirable suburban markets, Edmond has maintained a strong community identity while benefiting from the continued northward expansion of the metro. New residential development, commercial services, and infrastructure investment have continued to push growth along key corridors such as NW 164th Street, Western Avenue, Pennsylvania Avenue, and the Kilpatrick Turnpike.

Supported by a growing population base, strong household demographics, and continued demand for well-located commercial space, the Edmond/ North Oklahoma City area is well positioned to benefit from the long-term expansion of the Oklahoma City metro. As development continues to move north and northwest from Oklahoma City, Edmond remains one of the region's most established and attractive submarkets for both residents and businesses.

DEMOGRAPHICS

3 MILE	3 MILE	3 MILE	3 MILE	3 MILE
36.1	$112,062	27,634	2.54	8,913
Median Age	Median Household Income	Population	Average Household Size	Total Employees

AVERAGE HH INCOME



	1 mi	3 mi	5 mi
Population Summary			
2010 Total Population	480	12,894	63,769
2020 Total Population	2,940	25,191	90,615
2020 Group Quarters	0	127	609
2025 Total Population	3,285	27,634	97,272
2025 Group Quarters	0	127	611
2030 Total Population 2025-	3,413	28,709	100,642
2030 Annual Rate	0.77%	0.77%	0.68%
2025 Total Daytime Population	2,106	20,839	81,861
Workers	714	8,913	40,041
Residents	1,392	11,926	41,820
Household Summary			
2010 Households			
2010 Average Household Size	169	5,175	27,072
2020 Total Households	2.83	2.47	2.33
2020 Average Household Size	1,065	9,857	36,994
2025 Households	2.76	2.54	2.43
2025 Average Household Size	1,165	10,815	39,804
2030 Households	2.82	2.54	2.43
2030 Average Household Size	1,213	11,285	41,311
2025-2030 Annual Rate	2.81	2.53	2.42
2010 Families	0.810/o	0.85%	0.75%
2010 Average Family Size	144	3,596	17,412
2025 Families	3.12	3.00	2.94
2025 Average Family Size	917	7,335	25,509
2030 Families	3.17	3.10	3.07
2030 Average Family Size	952	7,607	26,290
2025-2030 Annual Rate	3.16	3.10	3.07
Housing Unit Summary	0.75%	0.73%	0.60%
2000 Housing Units			
Owner Occupied Housing Units			
Renter Occupied Housing Units	66	3,213	20,546
Vacant Housing Units	65.2%	57.9%	63.3%
2010 Housing Units	15.2%	33.2%	31.4%
Owner Occupied Housing Units	19.7%	8.9%	5.4%
Renter Occupied Housing Units	217	5,563	28,726
Vacant Housing Units	73.7%	65.5%	64.4%
2020 Housing Units	4.1%	27.6%	29.8%
Owner Occupied Housing Units	22.1%	7.0%	5.8%
Renter Occupied Housing Units	1,161	10,555	39,369
Vacant Housing Units	81.8%	62.8%	62.7%
2025 Housing Units	9.9%	30.6%	31.2%
Owner Occupied Housing Units	7.8%	6.5%	6.1%
Renter Occupied Housing Units	1,288	11,586	42,601
Vacant Housing Units	81.4%	63.9%	61.6%
2030 Housing Units	9.1%	29.4%	31.9%
Owner Occupied Housing Units	9.5%	6.7%	6.6%
Renter Occupied Housing Units	1,342	12,072	43,898
Median Age	81.4%	64.3%	62.1%
2010	9.0%	29.1%	32.0%
2020			
2025			
2030			
2025 Households by Income	34.4	36.6	38.8
Household Income Base	SPS)	B52)	S7y,
<$15,000	34.2	36.1	38.5
$15,000 - $24,999	35.1	36.9	39.7
$25,000 - $34,999			
$35,000 - $49,999			
$50,000 - $74,999	1,165	10,815	39,804
$75,000 - $99,999	0.1%	3.9%	4.5%
$100,000 - $149,999	0.8%	1.9%	4.3%
$150,000 - $199,999	1.4%	2.7%	3.9%
$200,000+	2.4%	9.6%	8.9%
Average Household Income	7.0%	11.6%	13.9%
	10.7%	11.8%	13.1%
	46.4%	25.3%	22.7%
	16.3%	14.3%	12.4%
	14.8%	19.0%	16.2%
	$149,748	$152,419	$134,083

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