

OKC⁵⁷⁷



NEW INDUSTRIAL BUILDING | FOR LEASE

2300 E I-240 SERVICE RD., OKLAHOMA CITY, OK

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NEWMARK
ROBINSON PARK

PROPERTY OVERVIEW

OKC 577 is a 577 acre± Master Planned park currently under construction, located just one mile east of the I-35 and I-240 interchange. The park benefits from a new two-way concrete I-240 frontage road and four-way I-240 interchanges on S Eastern & S Bryant. A new four-lane concrete central spine road runs through the development, maximizing access and circulation.

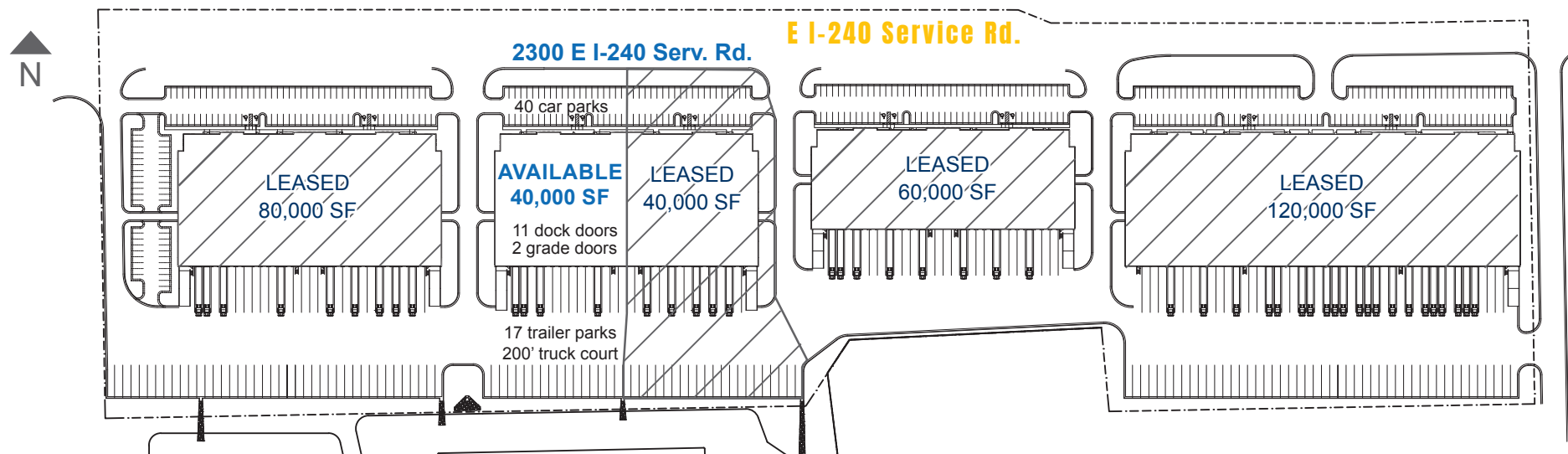
Locke Supply's 1.5M SF headquarters, located on the SE/c, is now complete and operating as well as OnCue's semi concept, located on the NW/c of the park.

Site I is the first phase of the spec development and features four industrial buildings totaling 340,000 square feet across 24.9 acres. 2300 E I-240 Service Rd. is the final available property within Site I, with 40,000 square feet remaining for lease. Current tenants across the other buildings include Lowe's (Pro Supply), American Restoration, Enel, Design Ready Controls, and the GSA (VA).

www.OKC577.com

2300 E I-240 Service Rd.

40,000 SF Available	32' clear height
\$8.50/SF/YR (NNN)	50' x 50' column spacing
TIA - \$8.00/SF	200' truck court
11 dock high doors	17 trailer parks
11 dock pits	40 car parks
2 grade level doors	LED lighting



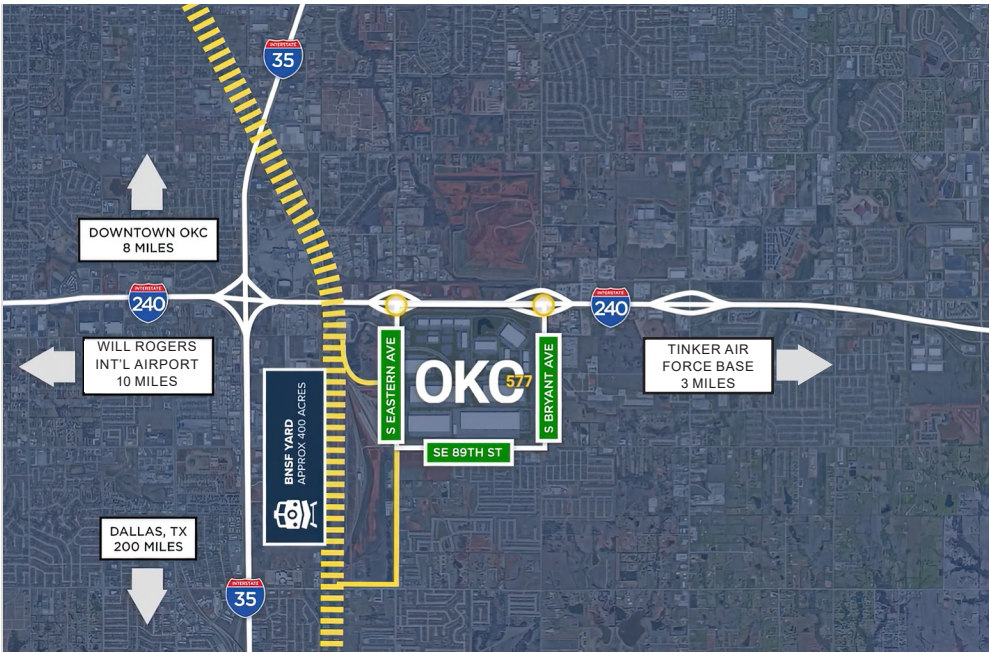
PARK HIGHLIGHTS

- Industrial, office and retail pad sites available
- Contiguous land sites available up to 235 acres
- Potential building sizes range from 30,000 SF - 2M SF
- State and federal incentive zones
- Rail adjacent to park - BNSF Logistics Center ([link](#))
- New BNSF intermodal facility now open ([link](#))
- All utilities to site
- Heavy power and large water & sewer capacity
- 3 miles west of Tinker Air Force Base
- 10 miles east of Will Rogers International Airport



*The park is not platted, so any site or building can be modified to suit a user's specific needs

Site	Acres	Potential Building Size
A	37.42	530,400 SF
B	8.50	100,000 SF
C	69.65	1,040,000 SF
D	57.24	1,497,600 SF
E	95.14	1,500,000 SF Locke Supply
F1	34.70	487,500 SF
F2	30.05	Hobby Lobby
G	2.56	OG&E Substation
H	3.58	-
I	24.90	340,000 SF American Restoration, VA, Design Ready Controls, Enel, Lowe's (Pro Supply)
J	29.90	S&J
K	14.46	140,000 SF
L	16.24	Pond
M	17.92	270,000 SF Hapco
N	7.27	40,000 SF
O	8.95	100,000 SF
P	30.87	460,000 SF
Q	5.62	40,000 SF
R	10.71	120,000 SF
S	10.15	160,000 SF
T	36.61	New Roads
U	6.19	OnCue
V	14.55	80,000 SF
W	2.97	-
X	6.20	40,800 SF
Z	0.47	-



OKC 577



NEWMARK
ROBINSON PARK

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110 W. 7th, Ste 2710 Tulsa, OK, 74119 | **NEWMARKRP.COM**

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