

I-40

INDUSTRIAL PARK



I-40 INDUSTRIAL PARK | FOR LEASE

9400 - 9500 W RENO AVE., OKLAHOMA CITY, OK

BRETT PRICE, CCIM, SIOR
bprice@newmarkrp.com
C: 405.613.8380

KRIS DAVIS, SIOR
kgdavis@newmarkrp.com
C: 405.202.9525

KARLEY HARPER, CCIM
kharper@newmarkrp.com
C: 405.371.3498



NEWMARK
ROBINSON PARK



DEVELOPMENT OVERVIEW

I-40 Industrial Park is a new Class A development featuring two rear-load buildings with frontage along I-40. Located less than 1/2 mile from the I-40/Morgan Rd. interchange and approximately ten miles from I-35 (USMCA corridor), the property offers seamless access to key transportation routes and logistical networks. Strategically located just 15 minutes from Will Rogers International Airport, the site provides unmatched connectivity to Oklahoma City's major transportation arteries. The I-40 corridor is one of the busiest in the region, with nearly 150,000 vehicles per day - approximately 25% of which are semi trucks - making it ideal for distribution, warehousing and manufacturing operations.

The intersection at I-40 and Morgan Rd. features a Single Point Urban Interchange (SPUI), a highly efficient traffic design that allows all directions of traffic to move through a single centralized signal. This setup minimizes congestion and maximizes flow, further enhancing the site's accessibility for freight and employee traffic.

DEVELOPMENT DETAILS

Total Development SF	458,000 SF±
Lease Rate	Contact Broker
Available SF	137,480 SF±
Lot Size	27 Acres
Zoning	I-2
Market	Oklahoma City
Submarket	Southwest
Cross Streets	W Reno & Morgan Rd.

BUILDING OVERVIEWS

9500 W RENO AVE.

Building SF	229,000 SF±
Available SF	57,200 SF±
Column Spacing	52' x 53'-4" with 60' speed bay
Bay Size	11,440 SF±
Clear Height	32'
Available Overhead Doors	1 (1 future)
Available Dock Doors	6 (8 future)
Available Pit Levelers	6 (45K lb)
Truck Court	208' shared
Available Trailer Parks	7 (off building)
Available Car Parks	50
Fire Protection	ESFR
Lighting	LED

Utilities

Electric: Oklahoma Gas and Electric (OG&E) 500 KVA 480V transformer at the end of each building. Standard 200 amp 277/480v house panel (can be upgraded).

Gas: Oklahoma Natural Gas (ONG) 1" high pressure line

Water/Sewer: City of Oklahoma City 8" sewer main and 2" water main



9400 W RENO AVE.

Building SF	229,000 SF±
Available SF	80,280 SF±
Column Spacing	52' x 53'-4" with 60' speed bay
Bay Size	11,440 SF±
Clear Height	32'
Available Overhead Doors	1 (1 future)
Available Dock Doors	8 (13 future)
Available Pit Levelers	8 (45K lb)
Truck Court	208' shared
Trailer Parks	9 (off building)
Car Parks	73
Fire Protection	ESFR
Lighting	LED



SITE PLAN

9400 W Reno Ave.



9500 W Reno Ave.

- Future dock door
- Future OH door

LOCATION AERIAL





211 N. Robinson, Ste 600N OKC, OK, 73102 | for more information, visit us at
110 W. 7th, Ste 2710 Tulsa, OK, 74119 | NEWMARKRP.COM

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