



OK XCHANGE | FOR LEASE

100 N MUSTANG RD., YUKON, OK 73099

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NEWMARK
ROBINSON PARK

DETAILS

| | |
|---------------|----------------------|
| Available SF | 457,920 SF |
| Lease Rate | \$4.95/SF/YR (NNN) |
| Building Size | 457,920 SF |
| Lot Size | 47 Acres± |
| Zoning | I-3 |
| Cross Streets | I-40 & N Mustang Rd. |

HIGHLIGHTS

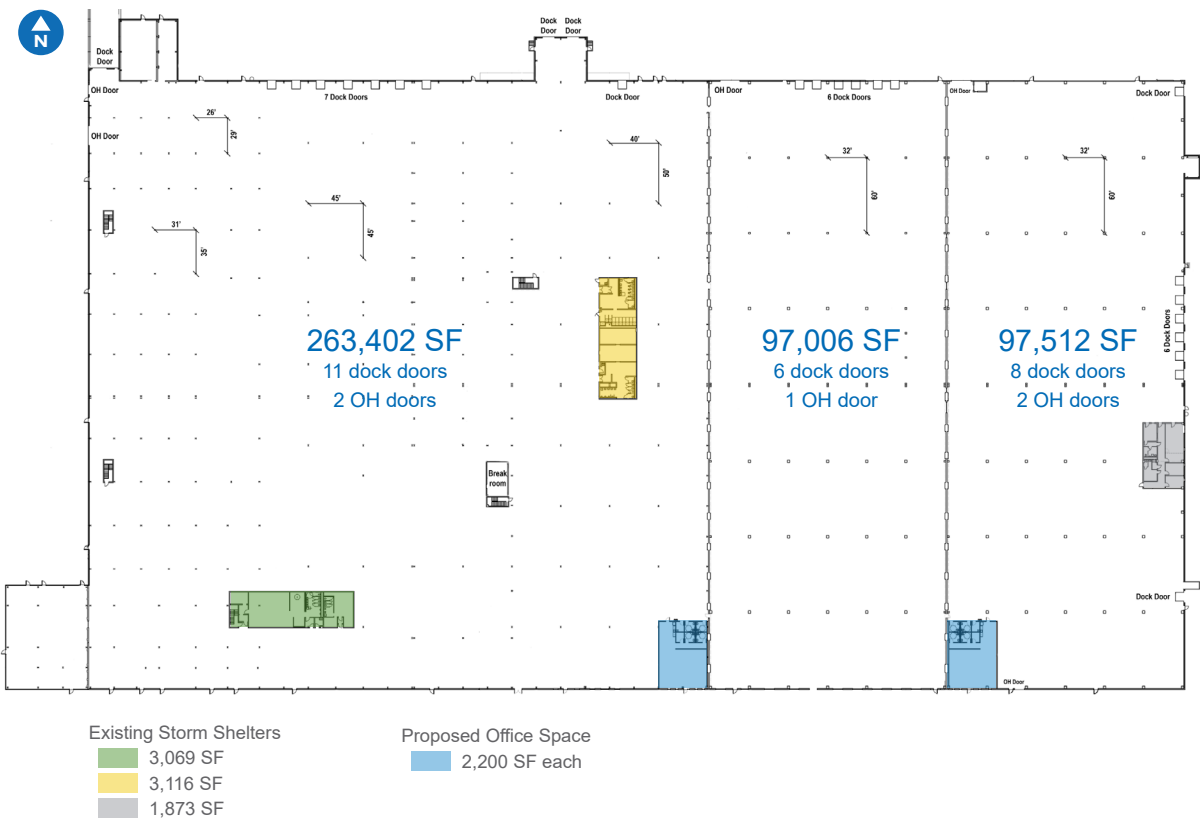
- (25) dock doors with pit levelers & seals
- (5) grade level doors overhead doors
- 22' - 25' clear height
- ESFR sprinkler
- New LED lights at 30FC | Interior walls painted white
- 4,400 SF proposed new office space
- 669 car parks | trailer parking available
- 80,667 SF mezzanine on west side not included in total SF
- 1-2 MW power available at onsite OG&E substation

PROPERTY OVERVIEW

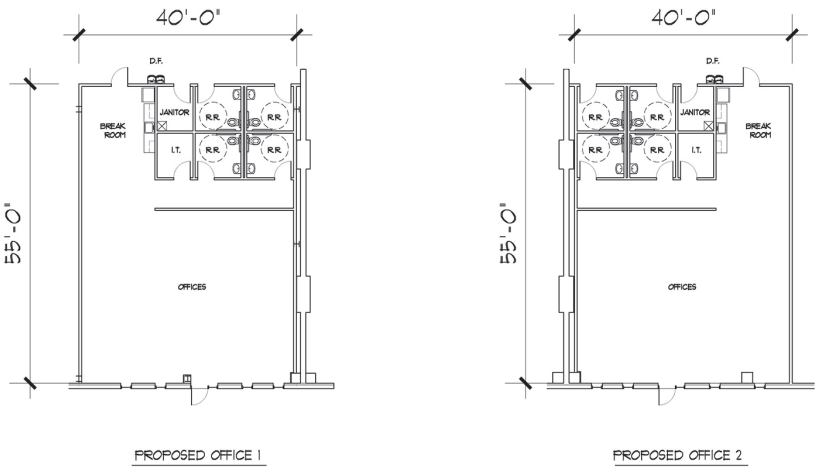
OK Xchange is a manufacturing/warehouse facility currently undergoing renovations to create a modernized industrial space. There is an additional 13 acre tract on the southeast corner of the property available for a future building or outside storage.

Strategically positioned along I-40, a major east-west corridor spanning the entire country, and just one mile from the Kilpatrick Turnpike (I-344), this site offers exceptional regional connectivity. Tenants benefit from convenient 15-minute drive times to both Will Rogers International Airport and Downtown Oklahoma City. Additionally, I-40 intersects I-35 approximately 15 miles east of the property, which links Mexico to Canada and serves as a critical artery for national and international freight travel.

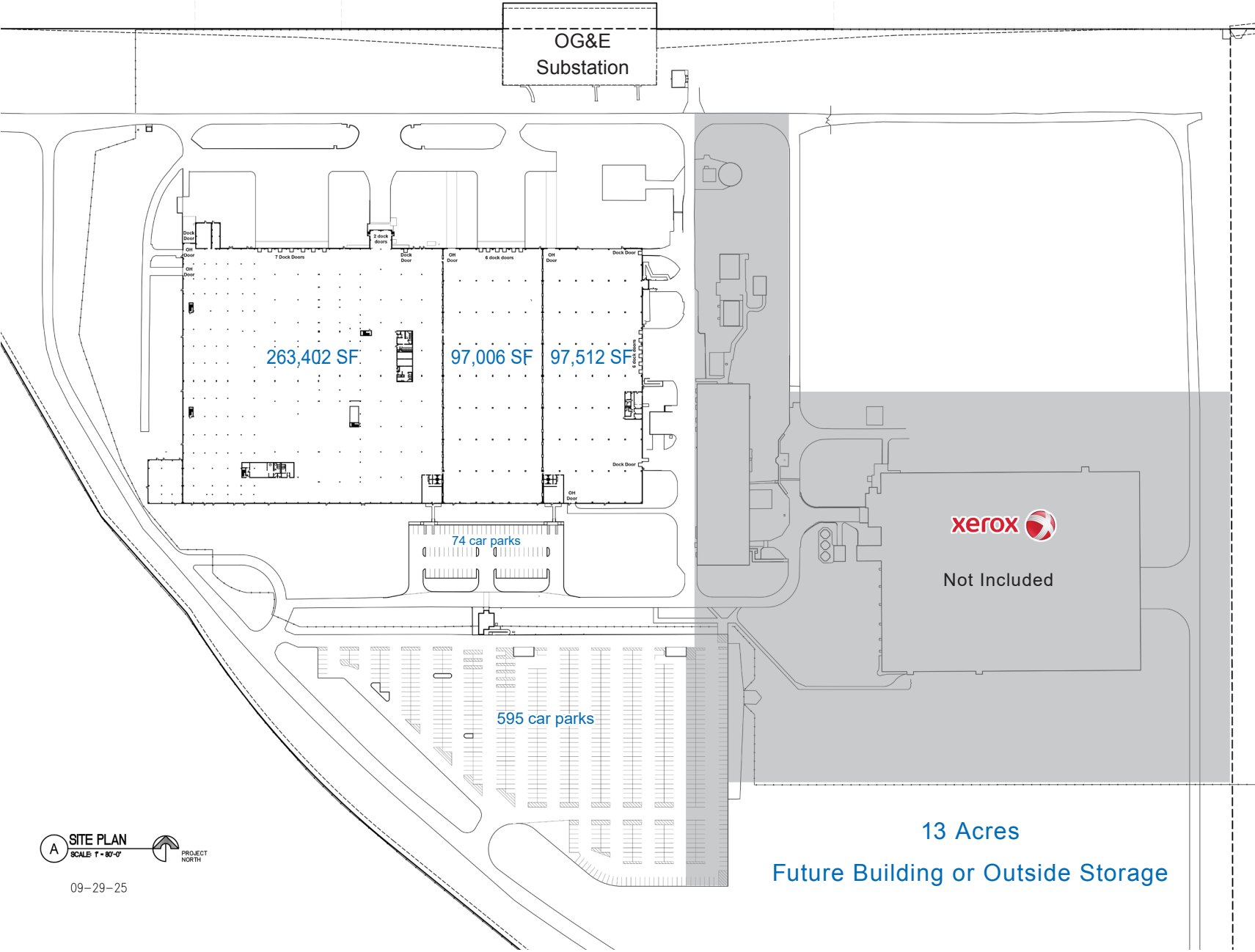
OVERALL FLOOR PLAN



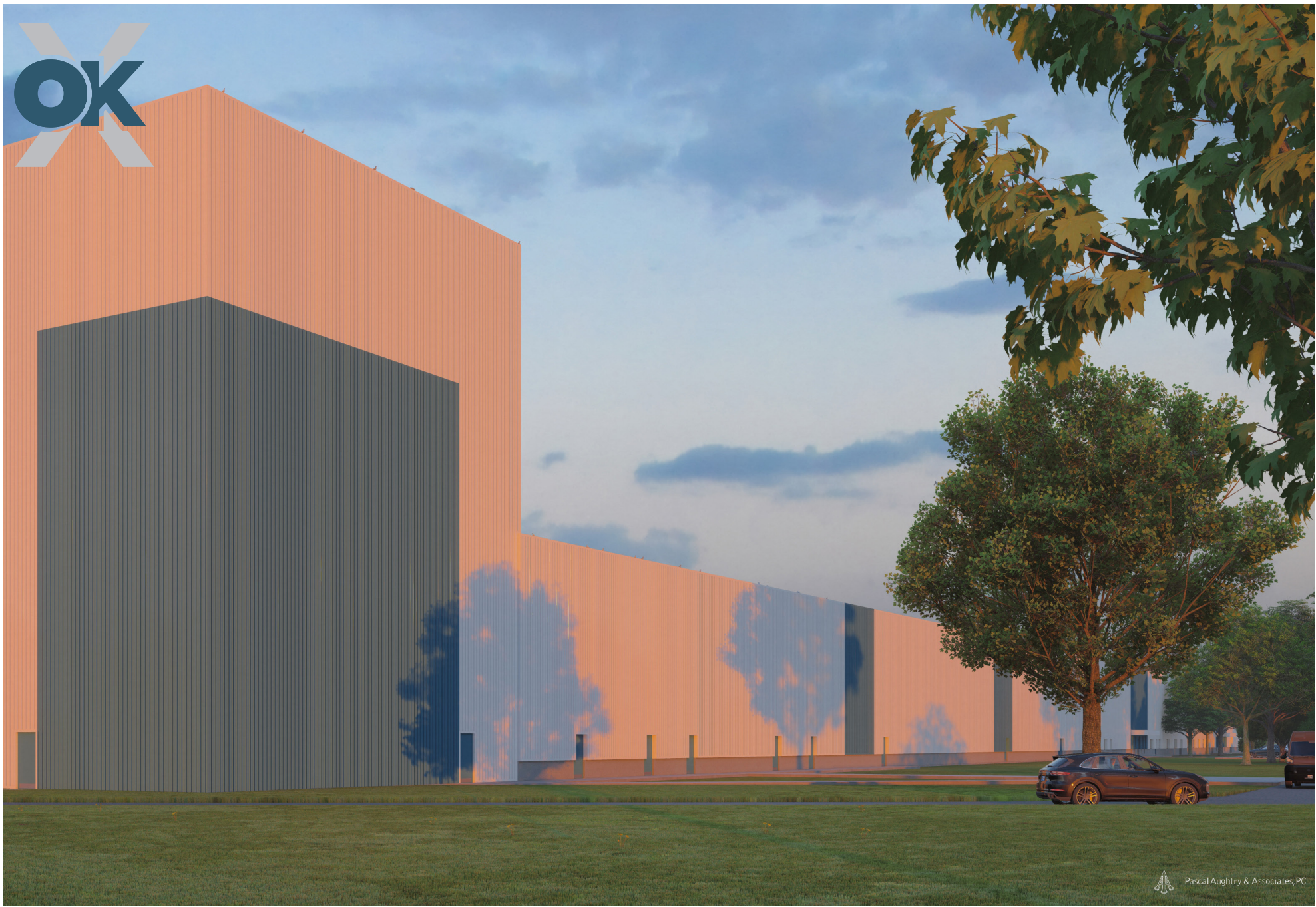
PROPOSED OFFICE FLOOR PLANS




SITE PLAN







 Pascal Aughtry & Associates, PC

NEWMARK
ROBINSON PARK

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110 W. 7th, Ste 2600 Tulsa, OK, 74119 | **NEWMARKRP.COM**

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