



# I-35 COMMERCE CENTER | FOR LEASE

NE 35TH ST. & POLE RD., MOORE, OK

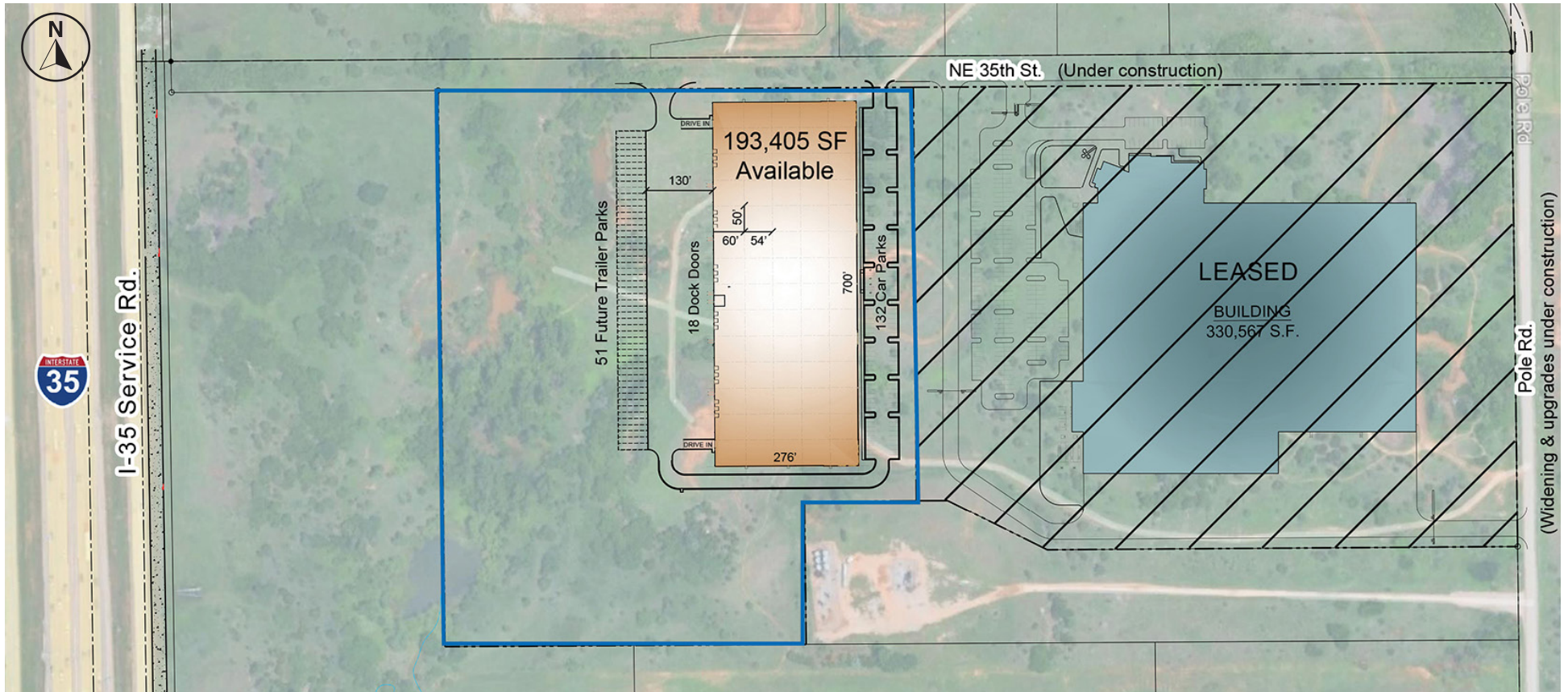
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**SCANNELL**  
PROPERTIES

**NEWMARK**  
ROBINSON PARK



### DETAILS

|               |                            |
|---------------|----------------------------|
| Building Size | 193,405 SF                 |
| Lease Rate    | Contact Broker             |
| TIA           | Contact Broker             |
| Available SF  | 41,400 SF± - 193,405 SF    |
| Zoning        | I-1                        |
| Lot Size      | 21 Acres±                  |
| Submarket     | Southeast                  |
| Cross Streets | NE 35th & I-35 Service Rd. |

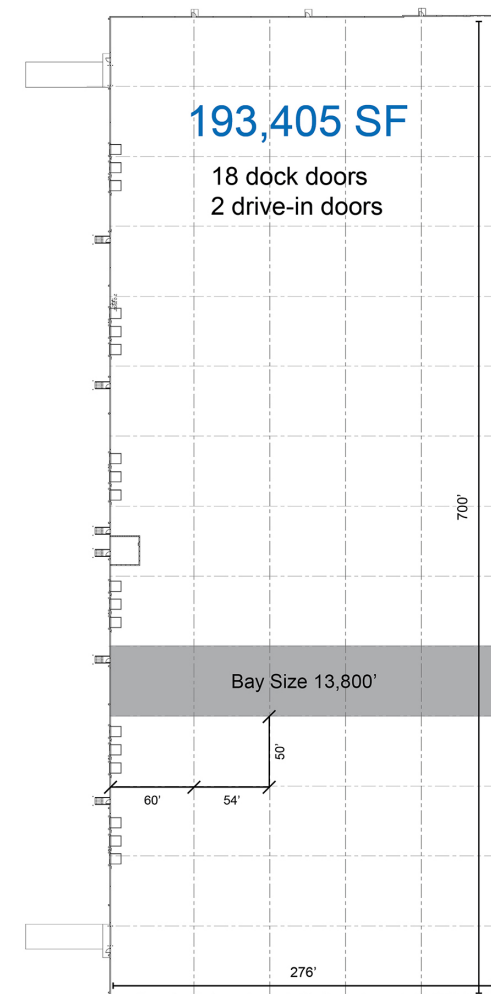
### HIGHLIGHTS

|                                             |                                          |
|---------------------------------------------|------------------------------------------|
| (18) 9' x 10' dock high doors               | Dock bumpers, seals & Z-guards           |
| (2) 14' x 16' motorized drive-in doors      | (18) 35k lb. mechanical pit levelers     |
| 50' x 54' column spacing with 60' speed bay | ESFR sprinkler                           |
| 32' clear height                            | 7" unreinforced floor                    |
| 130' truck court (51 future trailer parks)  | 132 car parks                            |
| LED lighting at 30 fc with motion sensors   | 2000amp, 3-phase power (can be upgraded) |
| Divisible to 41,400 SF±                     | Available Q2 2027                        |



## PROPERTY OVERVIEW

I-35 Commerce Center is a new development in one of Oklahoma City metro's most active industrial submarkets. The project is ideally positioned along Interstate 35—one of the region's primary north-south trade corridors—in an area surrounded by a growing concentration of distribution and logistics operators, manufacturing users, and regional and last-mile service providers. The nearby BNSF intermodal facility, BNSF Logistics Centers, and Flynn Yard, located immediately east of the property, create a high-efficiency, multi-modal logistics environment that reduces costs, accelerates delivery, and drives tenant demand.



## OKLAHOMA MARKET HIGHLIGHTS

**4%**

Corporate Income  
Tax Rate

*2nd lowest rate in the country*

**#4**

Best States to  
Start a Business

*WalletHub, 2026*

**#1**

Workforce  
Development Ranking

*in the South Central  
Region*



Incentive Programs

*State supported  
partnerships to lower  
upfront capital pressure*

Source: Oklahoma Department of Commerce

# LOCATION OVERVIEW

I-35 Commerce Center is located along the Interstate-35 Megalopolis, the nation's leading corridor for population and job growth.

- Direct access to major U.S. and international markets through the I-35 trade corridor connecting the Midwest, Texas, and Mexico
- Central location provides efficient connectivity to major metropolitan areas across the South Central United States
- Serves as a critical gateway for domestic and international commerce
- Strategic access to one of North America's most important freight and logistics corridor
- I-35 serves as Oklahoma's primary north-south transportation backbone
- Direct connections to I-40, I-44, I-235, and I-240 provide seamless regional and national access
- More than \$3 billion in combined Oklahoma and Texas transportation investments are enhancing the I-35 corridor

#1

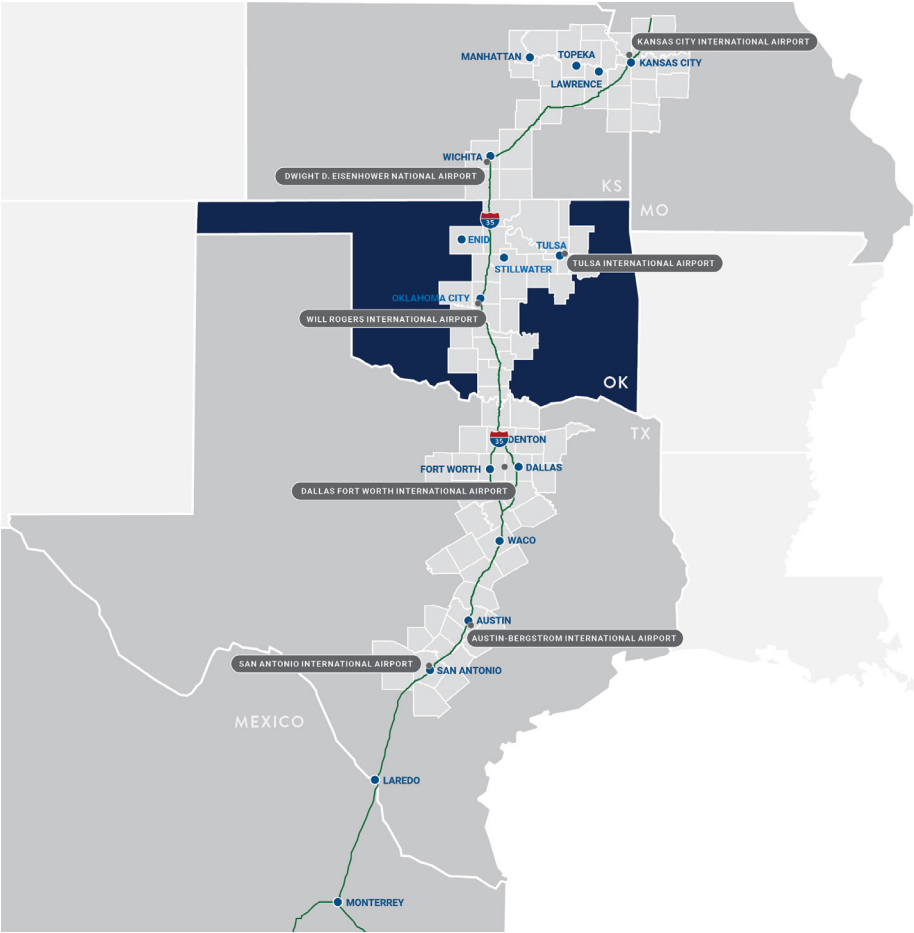
Population  
Growth Rank

#1

Job Growth  
Rank

10M+

Jobs along the  
Corridor



# MAJOR EMPLOYERS IN THE OKLAHOMA MEGALOPOLIS



Fortune 500



Fortune 500



Fortune 500



Fortune 500



Regional OK HQ



OK HQ



Fortune 500



Fortune 500



OK HQ



OK HQ



Fortune 500/OK HQ



Fortune 500/OK HQ



OK HQ



Fortune 500



Regional OK HQ



OK HQ



**NEWMARK**  
ROBINSON PARK



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