

**PRICE
EDWARDS**
AND COMPANY



9500 WEST RENO
OKLAHOMA CITY, OK

THE **CENTER** OF THE MARKET



OFFERED BY PRICE EDWARDS AND COMPANY
DEVELOPED BY TRISTAR PROPERTIES

THE CENTER OF THE MARKET



The site provides immediate highway access at I-40 & Morgan Rd, which is regarded as the best single point urban interchange in the Oklahoma City metro, and is within a thirty minute drive time of other submarkets including Edmond, Norman, Moore, Midwest City, Piedmont, Yukon, Mustang & El Reno.



Along I-40 and minutes from I-44 and I-35, this site is located in the geographic center of North America and is within a day's drive of Texas, Arkansas, Kansas, Missouri, Louisiana and New Mexico.

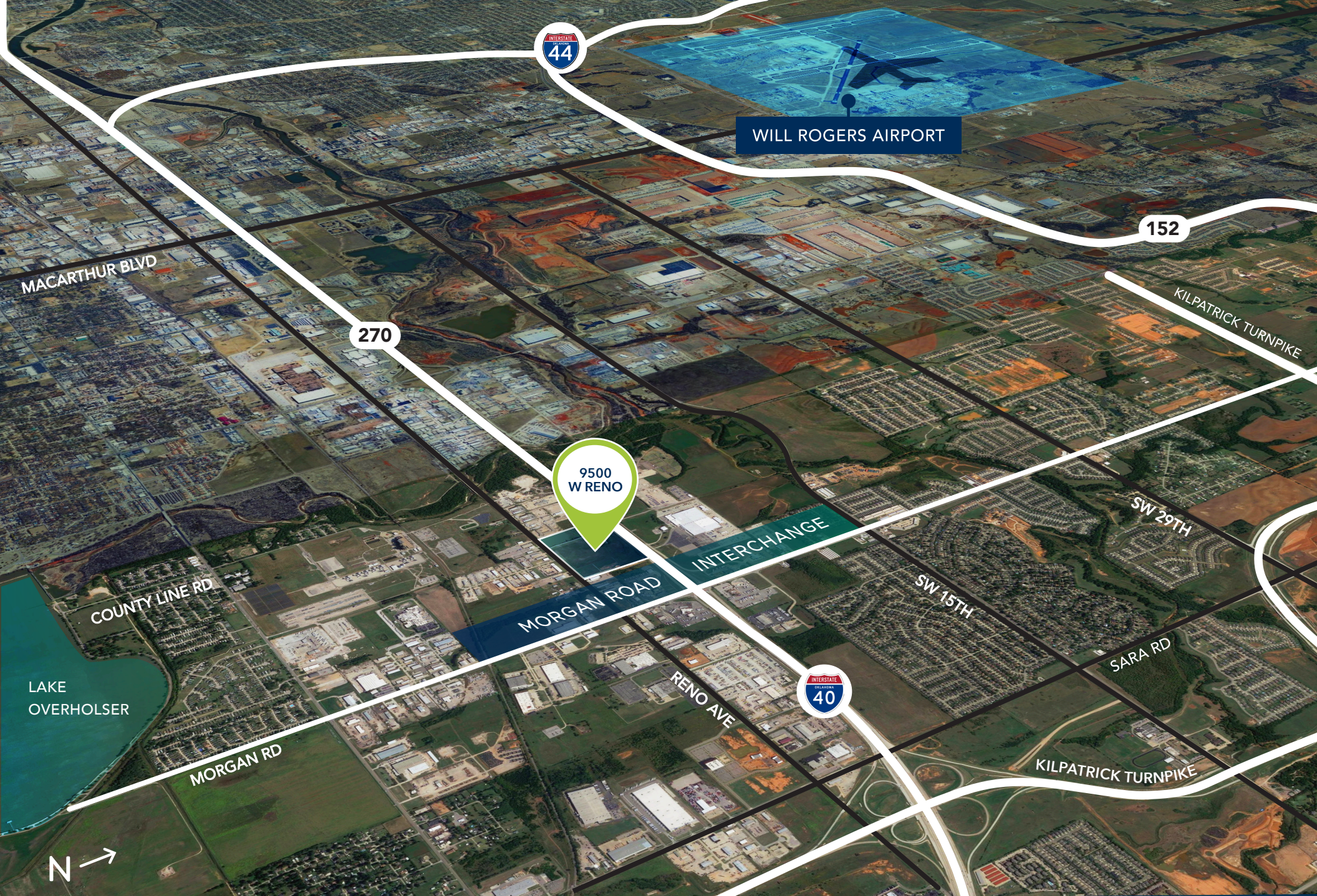


Positioned and designed to be ideally suited for final-mile, local and regional distribution as well as for manufacturing companies.



Location offers workforce benefits such as a quick commute from all OKC Metro areas because of its proximity to I-40 and the Kilpatrick Turnpike and more fast dining options than competitors' sites.





WILL ROGERS AIRPORT

152

MACARTHUR BLVD

270

KILPATRICK TURNPIKE

9500 W RENO

MORGAN ROAD INTERCHANGE

SW 29TH

COUNTY LINE RD

SW 15TH

LAKE OVERHOLSER

SARA RD

MORGAN RD

RENO AVE



KILPATRICK TURNPIKE



PROXIMITY & ACCESS
to customers, employees and home.

9500 WEST RENO
OKLAHOMA CITY, OKLAHOMA

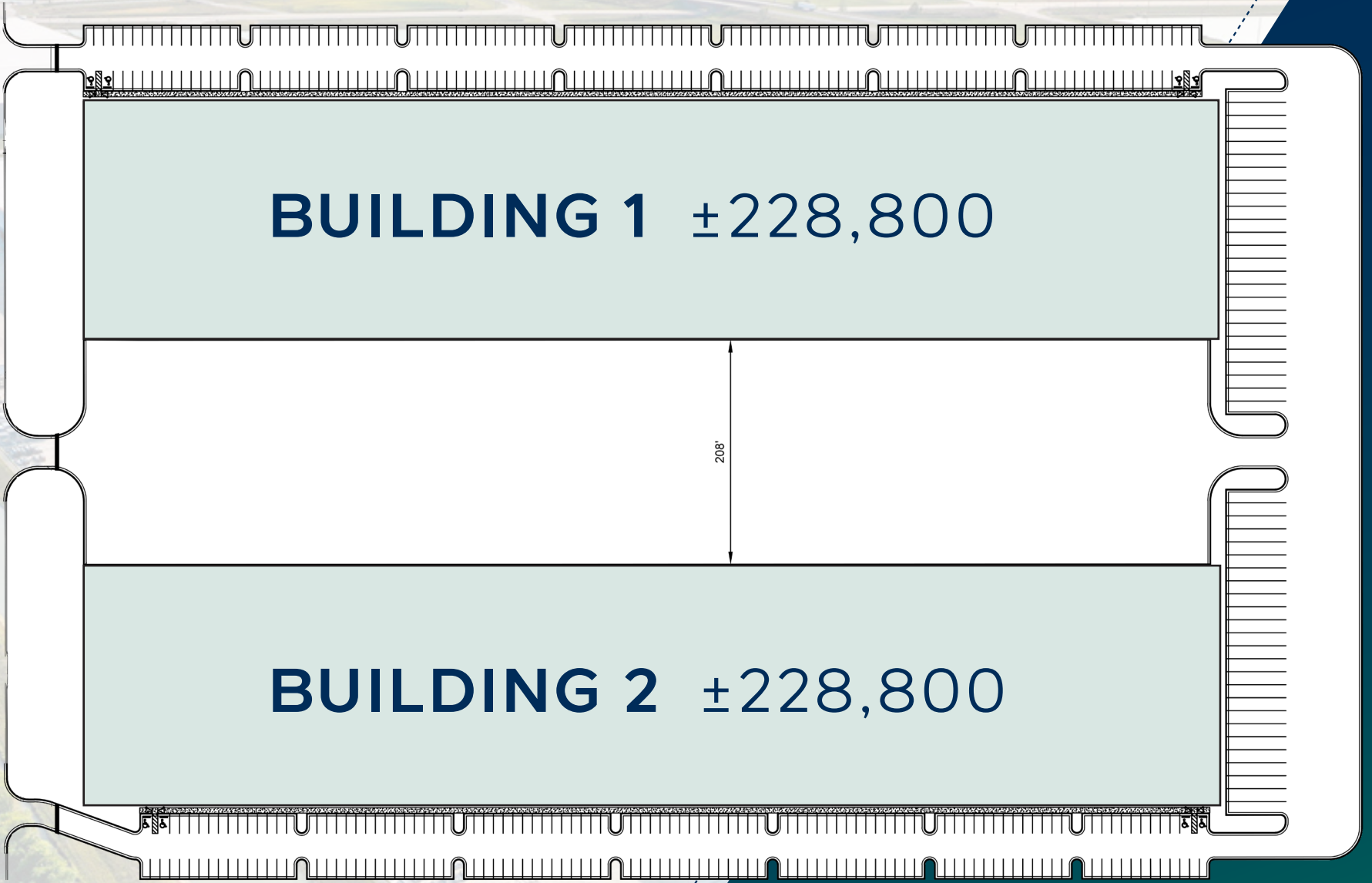
THE BUILDINGS

Designed to be **more functional** and with increasing tenant demand for loading and parking in mind, the buildings at 9500 West Reno are **built for the future** including the following premium specifications:

BUILDING 1 & 2 SPECS

Building Size	±228,800 SF per building	Bldg Dimensions	220'x1,040'
Smallest divisible area	±45,760 (5 tenants per bldg)	Configuration	Rear loaded with shared truck court; 200' face of building to the face of the building
Clear Height	32'	Truck Court	Shared
Dock Doors	26 per building (45,000# cap. dock leveler & foam dock seal)	Trailer Parking	±56 stalls
Drive-in Doors	2 (expandable) per building	Car Parking	±212 stalls per building
Column Spacing	52'x60' speed bays, 52'x53'- 4" typical bays	Sprinkler	ESFR
Estimated Completion	Q2 of 2023	Lighting	LED

RENO AVENUE



BUILDING 1 ±228,800

208'

BUILDING 2 ±228,800

I-40

OKC DID YOU KNOW?

Oklahoma City offers everything you look for in a modern metropolitan community - an abundance of the arts, quality health care, excellence in education and more. It does so without high costs, energy shortages, smog or traffic congestion. It is a distinctly livable city where you can chase your business dreams and still enjoy a rich quality of life.

The current business climate and quality of life in OKC have been noticed by media outlets such as Forbes, Wall Street Journal, USA Today and The Business Journal. Top employers are – Tinker Air Force Base, State of Oklahoma, University of Oklahoma and Integris Health. Big-name private employers who have headquarters in Oklahoma City are Love's, Paycom, Hobby Lobby, OG&E, Sonic & American Fidelity, all offering business, personal and utility services to a variety of markets. Amazon, Boeing, AT&T, Dell, Hertz and UPS also maintain a large presence in the market.

- ❑ **Located in the geographic center** of North America, the U.S. and the south-central U.S.
- ❑ **2nd lowest cost of living** for cities with above 500k population and the 22nd largest city in the US with 17.4% population increase over decade.
- ❑ **3rd lowest cost of doing business** among large metro areas in the U.S. (Moody's).
- ❑ **Offers one of the most innovative** and recognized incentives programs in the nation, The Oklahoma Quality Jobs Program.

SOURCE: OKC CHAMBER OF COMMERCE, 2020/21



1.4 MILLION
MSA POPULATION



10,825
NEW JOBS CREATED IN 2021



85.7
COST OF LIVING INDEX



7.7 MILLION
TOURISTS EACH YEAR

ABOUT THE DEVELOPER



For decades, TriStar Properties has moved seamlessly between asset classes, identifying economic and demographic trends as well as changes in consumer preferences.

We have employed a blend of vision and quantitative analysis, while working with best-in-class architects, engineers and contractors. Along the way, we've always put our investors' needs first, making sure they are fully informed, and doing everything we can to achieve optimal outcomes for all stakeholders.

TriStar got its start in 1996 with two large scale land developments, Gateway Commerce Center and Park 370, which led us to the forefront of big box warehouses. In 1999, we were at the leading edge of high-density office space, building tilt-up three and four-story buildings with open floor plans and large parking ratios. Then, we built multifamily projects in irreplaceable locations. Today, our primary focus is on the development, redevelopment, and acquisition of industrial and multifamily assets.

We have collaborated and built enduring relationships with institutional and local investors, tenants, communities, contractors, and our valued professionals (many of whom have done our work for decades). Together, we function collaboratively, delivering quickly and effectively, while never deviating from our disciplined investment strategy.

More information can be found at www.tristarproperties.com.

\$1.1 BILLION
DEVELOPED

15 MILLION
SF DEVELOPED

4,000+
ACRES DEVELOPED

TRISTAR PROPERTIES CASE STUDIES

Of the **more than 50** ground-up development projects, the following are a just representative sample:

Amazon Fulfillment Center

TriStar developed this 717,250 SF Class A distribution center located in Gateway Commerce Center, Edwardsville, IL. The building is 100% leased to Amazon and includes 32,000 sf office build-out, full climate-controlled warehouse with energy management system, LED high bay motion-controlled fixtures throughout, 36' clear height, and 1,084 car parking locations.

World Wide Technology

TriStar developed this 2,026,326 SF campus for World Wide Technology. The project includes a 1,013,172 square foot global technology center and a companion 1,013,154 square foot logistics center. Besides serving as owner and developer of the project, TriStar acted as the construction manager for interior buildout that included a data center, lab, extensive high-tech office areas, and warehouse space for inbound components and outbound finished product.

Gateway Commerce Center

A 2,300-acre master planned business and industrial park, conceived by TriStar in 1996. To date, over 16 million square feet of modern distribution buildings have been constructed in the park. Gateway is home to DCs for blue chip companies such as P&G, Unilever, Amazon, Dial, and Hershey Foods. TriStar has developed 11 buildings in the park, totaling approximately 7 million square feet.

Westport Commerce Center

A 141-acre master planned industrial park that is currently in development and is centrally located in the St. Louis metropolitan area within close proximity of multiple key interstates. Construction is underway on the first two rear-loaded buildings, each of which will be 194,615 SF. At full buildout, the park is projected to have six buildings and over 1.3 million square feet of highly functional and first class industrial space.



PRICE EDWARDS AND CO.



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STRATEGICALLY
DEVELOPED BY



TRISTAR
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