

BULK

BULK
INDUSTRIAL
GROUP

THE VALUE LEADER IN INDUSTRIAL REAL ESTATE

Available for lease +/-726,000 SF

7501 SW 29TH ST. OKLAHOMA CITY, OK

WILL ROGERS BUSINESS PARK

HEAVY INDUSTRIAL RAIL-SERVED WAREHOUSE

Site Features

- 29th Street frontage and access
- BNSF rail-served
- Beautiful business park setting
- All utilities to site
- Heavy power available
- To +/-24' clear height
- 40 MW substation on site
- New truck courts & loading
- Pre-cast concrete construction
- 62' x 40' column spacing
- Ample excess ground for trailer parking or outside storage



FOR INFORMATION

TODD P. MENDON, SIOR

BULK INDUSTRIAL GROUP LLC.

913-709-8261 (m) | 913.378.9002 (o)

tmendon@bulkig.com

Welcome to the premier industrial offering in Will Rogers Business Park, Oklahoma City. This exceptional opportunity encompasses almost 1MM sq ft of versatile industrial space, 6 acres of exterior storage or trailer parking, and a 55+ acre development parcel, all strategically positioned in the heart of OKC's most dynamic industrial submarket. Discover the unparalleled advantages that make this property a standout choice for forward-thinking businesses.

Key Advantages

- **Largest Rail-Served Site:** Prime location for industries relying on rail logistics with superior connectivity.
- **Affordable Power:** Access to inexpensive, heavy power reduces operational costs for energy-intensive businesses.
- **Thriving Industrial Hub:** Located in OKC's most active industrial submarket, surrounded by major industrial activity.
- **Upgraded Infrastructure:** New state-of-the-art roof and onsite management ensure excellent property maintenance.
- **Excellent Interstate Access:** Easy access to major interstates for efficient transportation and logistics.
- **Strategic Location:** Positioned between Wiley Post and Will Rogers airports for optimal accessibility.
- **City-Backed Growth:** Area poised for expansion with planned investments, including a new water tower and 29th Street expansion.

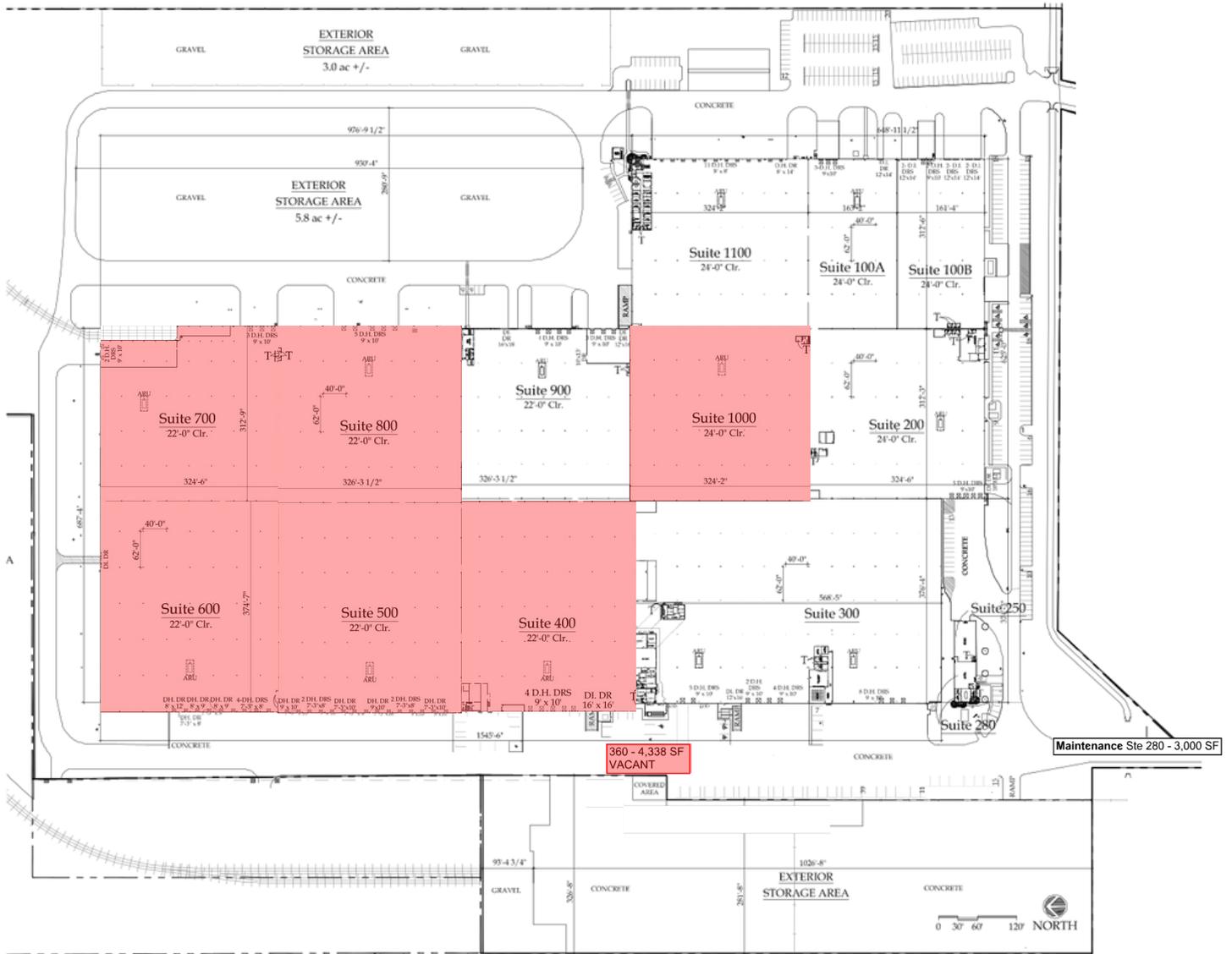
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AVAILABLE
+/- 60 ACRES



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THE VALUE LEADER IN INDUSTRIAL REAL ESTATE

Available for lease up to 975,000 +/- SF

7501 SW 29TH ST. OKLAHOMA CITY, OK



WILL ROGERS BUSINESS PARK

HEAVY INDUSTRIAL RAIL-SERVED WAREHOUSE

Site Features

- 29th Street frontage and access
- Beautiful Business Park setting
- All utilities to site
- Heavy power available
- +/- 24' clear height
- 40 MW substation on site
- New truck courts & loading
- High density sprinkler
- Pre-cast concrete construction
- 62' x 40' column spacing
- High density sprinkler
- Rail served
- Ample excess ground for trailer parking or outside storage



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INDUSTRIAL DEVELOPMENT OPPORTUNITY

OVERVIEW

29th Street & Council Road

Oklahoma City, OK

PROPERTY SPECIFICATIONS

Site Area: 128.5 acres

Improvements: 1 million square foot concrete slab in-place, ideal for exterior parking and storage with ability to support new construction at significantly reduced cost

Zoning: Industrial with no detention/retention requirements for new development

UTILITIES & INFRASTRUCTURE

Power: 20 MW electrical capacity (expandable to 80 MW) featuring OG&E electrical substation and cogeneration facility on-site with direct access to Mustang Power Plant, providing reliable and uninterrupted power supply

Gas: Oklahoma Natural Gas (ONG) main line access

Water: Excellent water pressure and availability

Rail Access: Multiple rail spurs serviced by Stillwater Central with BNSF Interchange

Highway Access: Premium connectivity to major interstate highways including I-40, I-44, I-240, and I-35

*Prime industrial location with exceptional
infrastructure and immediate income potential*

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