

Marcus & Millichap  
TAG INDUSTRIAL GROUP

# IRONWOLF BUILDING

601 HAMILTON DRIVE

NOBLE, OK 73068

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Marcus & Millichap

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# IRONWOLF BUILDING

601 HAMILTON DRIVE  
NOBLE, OK 73068

## PRESENTED BY

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### ADAM ABUSHAGUR

Senior Managing Director Investments  
National Office and Industrial Properties Group  
Dallas Office  
Office 972.755.5223  
Adam.Abushagur@marcusmillichap.com  
License TX 661916

### DAVID MORAN

Associate  
National Office and Industrial Properties Group  
Fort Worth Office  
Office 817.932.6173  
David.Moran@marcusmillichap.com  
License TX 729222

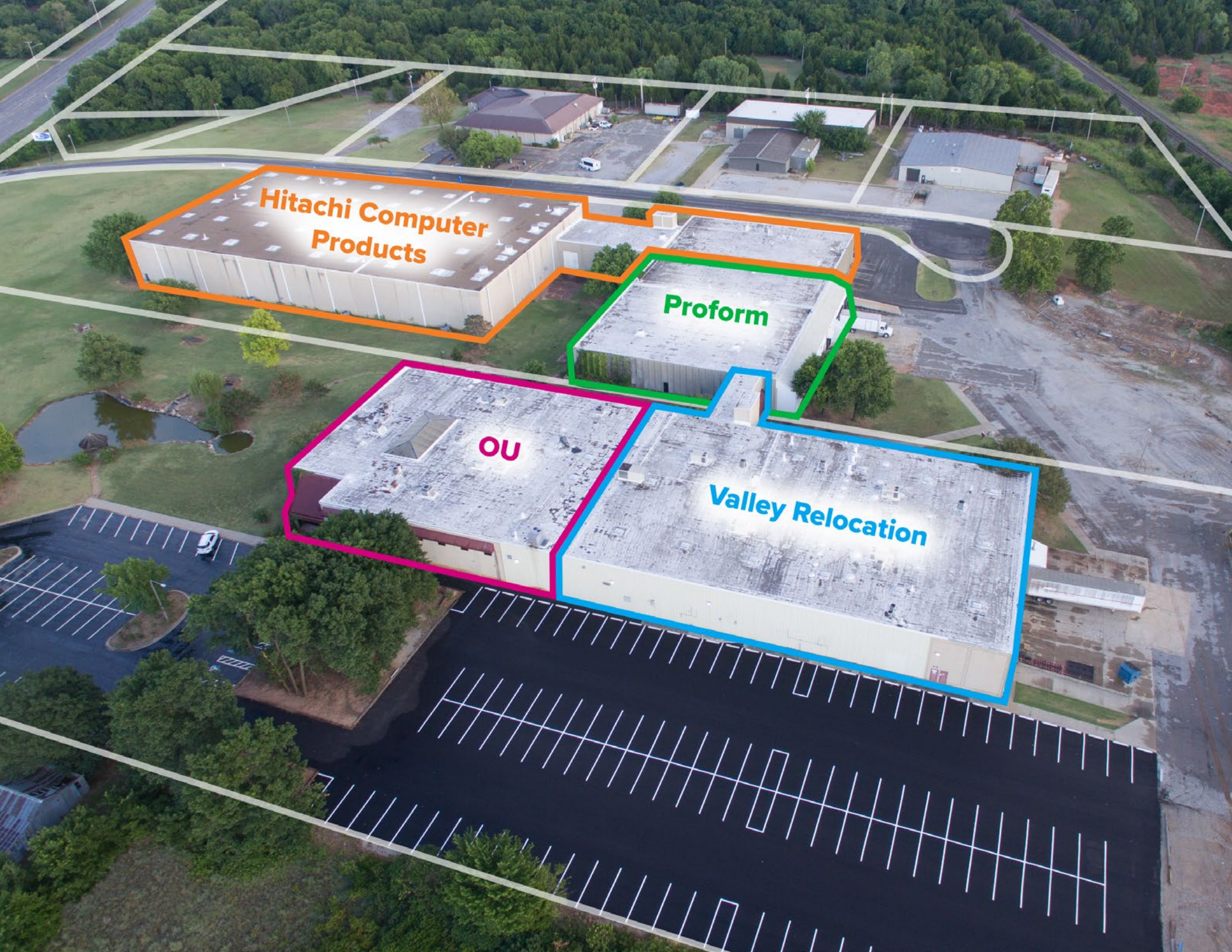
## BROKER OF RECORD

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### MARK R. MCCOY

Oklahoma Broker of Record  
300 Throckmorton Street, Suite 1500  
Fort Worth, TX 76102  
Tel: 817-932-6100  
Mark.McCoy@marcusmillichap.com  
License: TX 663460 & OK 181981

Marcus & Millichap



**Hitachi Computer  
Products**

**Proform**

**OU**

**Valley Relocation**



# TABLE OF CONTENTS

## 01

### INVESTMENT OVERVIEW

#### SECTION 1

Offering Summary • Property Details • Offering Highlights • Rent Roll • Operating Statement  
Lease Abstracts • Regional Map • Aerial Map  
Property Photos • Tenant Summary  
Acquisition Financing

## 02

### MARKET OVERVIEW

#### SECTION 2

Market Analysis • Demographic Analysis



# SECTION 1

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## INVESTMENT OVERVIEW

Marcus & Millichap

## OFFERING SUMMARY

- 156,623-Square Foot, Fully Leased Multi-Tenant Industrial Warehouse & Office Flex Situated on 17 Acres
  - Concrete Tilt Wall Construction with 26-30' Clear Heights and 15 Dock-High Doors
    - National & Regional Credit Tenants with Long-Term Rental Histories
  - Oklahoma University and Valley Relocation Tenants Occupy One Building, Built in 1989
- Hitachi Computer Products and Pro-Form Plastics Tenants Occupy Two Buildings, Built in 1982
  - \$1.7 Million in Tenant-Completed Facility Upgrades
  - Proximate to The University of Oklahoma, Highway 77, and Norman, OK
  - Located in the Southeast Outlying Submarket with a Vacancy Rate of 0.7 Percent

Marcus & Millichap is pleased to present the opportunity to acquire the property located at 601 Hamilton Drive in Noble, Oklahoma. The subject property consists of approximately 156,623 square feet of space and is situated on 17 acres of land. The fully leased, multi-tenant industrial warehouse and office flex property features concrete tilt wall construction with 26-30' clear heights and 15 dock-high doors. The asset has national and regional credit tenants with long-term rental histories and \$1.7 million in tenant-completed facility upgrades. Two of the three buildings were built in 1982, and the other in 1989. Proximate to the University of Oklahoma, Highway 77, and Norman, Oklahoma, the property is located in the Southeast Outlying Submarket with a vacancy rate of 0.7 percent.

The Southeast Outlying Industrial submarket lies within the Greater Oklahoma City Metropolitan area and boasts a 99.3 percent industrial occupancy rate with average rental rates of \$6.40 per square foot for the Oklahoma City market (CoStar). As of 2020, the IronWolf Building's four on-site tenants pay an average of \$6.32 per square foot on gross and modified gross leases. The subject asset's accessible location coupled with the push towards real estate de-densification (via the COVID-19 pandemic) shows strong optimism for the asset's desirability and rental growth.

The fastest growing area of the state, Oklahoma City includes the sectors of information technology, services, health services, and administration. Composed of seven counties (Oklahoma, Grady, Canadian, Cleveland, Logan, McClain, and Lincoln), this metro area lays claim to the state's capital of Oklahoma City, the famed Thunder NBA team, and a number of triple-A and semi-professional sports teams.

## PROPERTY DETAILS

IRONWOLF BUILDING  
601 HAMILTON DRIVE, NOBLE, OK 73068

Number of Suites	4
Number of Buildings	3
Total Square Feet	156,623
Warehouse Square Feet	133,623
Office Square Feet	23,000
Year Built	1982/1989
Lot Size	17 Acres
Type of Ownership	Fee Simple
Clear Height	26'-30'
Parking	1.28/1,000
Building Class	C
Tenancy	100%
Dock High Doors	15
Grade Level Doors	3
Construction	Concrete Tilt-Wall
Zoning	I-1, Light Industrial
Age/Condition of Roofs	11 Years
Age/Condition of HVAC	6 Years
Submarket	Southeast Outlying Ind Submarket
Market Vacancy	1% (CoStar)

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## IRONWOLF BUILDING

601 HAMILTON DRIVE, NOBLE, OK 73068

OFFERING PRICE  
**\$7,400,000**

CAP RATE  
**8.02%**

Offering Price	\$7,400,000
Cap Rate	8.02%
Price/SF	\$47.25
Total Square Feet	156,623
Occupancy	100%

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## RENT ROLL

Tenant Name	Square Feet	% Bldg Share	Lease Dates		Annual Rent per Sq. Ft.	Total Rent Per Month	Total Rent Per Year	Pro Forma Rent Per Year	Changes on	Rent Increase	Lease Type	Renewal Options and Option Year Rental Information
			Comm.	Exp.								
Hitachi Computer Products	57,569	36.8%	12/1/14	11/30/24	\$4.40	\$21,109	\$253,308	\$253,308	Dec-2024	\$23,200	Modified Gross	Two (5) year options at 10% increases each term
Valley Relocation	50,000	31.9%	12/9/10	6/30/22	\$3.88	\$16,147	\$193,764	\$197,644	Jul-2022	\$16,632	Gross	Four (1) year options at 3% annual increases
Oklahoma University CCE Training Center	23,000	14.7%	6/1/20	5/30/21	\$14.00	\$26,833	\$321,996	\$299,004	Jun-2021	\$24,917	Gross	Four (1) year options
Proform Plastics	26,054	16.6%	1/1/21	12/31/23	\$2.99	\$6,500	\$78,000	\$78,000	Jan-2024	N/A	Gross	One (1) year option at FMV
Tyler Outdoor Advertising	0	0.0%	4/1/20	7/31/29	\$0.00	\$100	\$1,200	\$1,200	Mar-2021	N/A	Gross	
<b>Total</b>	<b>156,623</b>				<b>\$5.42</b>	<b>\$70,689</b>	<b>\$848,268</b>	<b>\$829,156</b>				
Occupied Tenants: 5			Unoccupied Tenants: 0		Occupied GLA: 100.00%		Unoccupied GLA: 0.00%					
			Total Current Rents: \$69,252		Occupied Current Rents: \$69,252		Unoccupied Current Rents: \$0					

Note: Tyler Outdoor Advertising has a 10 year lease for billboard advertising on property.

## OPERATING STATEMENT

Income	Current	Per SF	Pro Forma	Per SF
Scheduled Base Rental Income	831,024	5.31	829,156	5.29
Expense Reimbursement Income				
Net Lease Reimbursement				
CAM	85,318	0.54	85,318	0.54
Total Reimbursement Income	\$85,318	26.4%	\$85,318	26.4%
Effective Gross Revenue	\$916,342	\$5.85	\$914,474	\$5.84

Operating Expenses	Current	Per SF	Pro Forma	Per SF
Electric	78,115	0.50	78,115	0.50
Electrical & Lighting	2,988	0.02	2,988	0.02
Utilities - Water, Sewer, Trash	5,318	0.03	5,318	0.03
Utilities - Gas	21,373	0.14	21,373	0.14
Plumbing	1,996	0.01	1,996	0.01
Repairs & Maintenance	15,457	0.10	15,457	0.10
Landscaping	37,892	0.24	37,892	0.24
Elevator	2,905	0.02	2,905	0.02
Fire & Safety	1,666	0.01	1,666	0.01
HVAC	8,804	0.06	8,804	0.06
Pest Control	363	0.00	363	0.00
Insurance	51,294	0.33	51,294	0.33
Real Estate Taxes	53,425	0.34	53,425	0.34
Management Fee	41,455	4.5%	41,455	4.5%
Total Expenses	\$323,051	\$2.06	\$323,051	\$2.06
Expenses as % of EGR	35.3%		35.3%	
Net Operating Income	\$593,291	\$3.79	\$591,423	\$3.78

# LEASE ABSTRACT

<b>PROPERTY NAME:</b>	Ironwolf Building				
<b>PROPERTY ADDRESS:</b>	601 Hamilton Drive, Noble, OK 73068				
<b>TENANT:</b>	Hitachi Computer Products (America), Inc.				
<b>TENANT'S TRADE NAME</b>	Hitachi Computer Products (America), Inc.				
<b>TENANT'S ADDRESS</b>	1800 East Imhoff Rd. Norman, OK 73071				
<b>CURRENT TERM:</b>	<u>LEASE COMMENCEMENT</u>	<u>RENT COMMENCEMENT</u>	<u>LEASE EXPIRATION</u>	<u>DURATION/TERM LENGTH</u>	<u>NOTES</u>
	12/1/2019	12/1/2019	11/30/2024	5 Years	
<b>SQUARE FEET - RENTABLE</b>	57,569				
<b>SQUARE FEET - USABLE</b>	57,569				
<b>BASE RENT SCHEDULE:</b>	<u>PERIOD</u>	<u>ANNUAL</u>	<u>MONTHLY</u>	<u>ANNUAL PSF</u>	
	12/1/2019	11/30/2024	\$253,308.00	\$21,109.00	\$4.40
<b>OPTION 1</b>	<u>PERIOD</u>	<u>ANNUAL</u>	<u>MONTHLY</u>	<u>ANNUAL PSF</u>	
	12/1/2024	11/30/2029	\$278,640.00	\$23,220.00	\$4.84
<b>OPTION 2</b>	<u>PERIOD</u>	<u>ANNUAL</u>	<u>MONTHLY</u>	<u>ANNUAL PSF</u>	
	12/1/2029	11/30/2034	\$306,504.00	\$25,542.00	\$5.32
<b>LEASE TYPE</b>	Modified Gross				
<b>REAL ESTATE TAXES:</b>	<i>LANDLORD</i>	Owner agrees and covenants to pay in full all ad volorem special assessments, and any other taxes levied or assessed against the Lease Premises, or any part thereof, except taxes on personal property, ncluding merchandise inventory owned by tenant.			
<b>INSURANCE:</b>	<i>TENANT</i>	Tenant Hazard Insurance, Tenants Public Liability Insurance, Increased Fire Hazard increases paid by tenant.			
	<i>LANDLORD</i>	Owner shall, during the Lease Term, procure and keep in force Property Insurance. "Special Form" or "all risk" property insurance, covering the Buildings in which the Premises are located.			
<b>COMMON AREA MAINTENANCE:</b>	<i>TENANT</i>	Tenant Shall pay \$2,600 per month for common area maintenance.			
	<i>LANDLORD</i>	<b>Parking Area:</b> Tenant shall be responsible for any alterations, improvements or additions made by Tenant. Owenr shall clean the perkign areas of the Premises, maintain the same in good order and repair, and maintain the lighting fixtures and strripping thereon. <b>Common Area Utilities:</b> Owner shall pya all costs incurred as providing utilities for services in teh common areas of teh premises. <b>Landscaping:</b> Owner shall maintain all landscaped areas in teh Premises in good condition and appearance.			
	<i>CAM Notes</i>	Net common area maintenance charges will not increase by more than Five Percent (5%) per year.			
<b>UTILITIES:</b>	<i>TENANT</i>	<b>Tenant shall pay for all utilities associated with this Lease Premises.</b> Owner represents that all utilities serving the Premises, including, without limitation, gas and electricity are seperately metered and not shared with any other tenant. <b>Excessive Utility Consumption:</b> Tenant Shall pay all utility costs accasioned by Tenant's use of electrodata processing machines, telephone equipment, computers and other equipment of high electrical consumption as reasonable determined by the Owner.			
<b>REPAIRS &amp; MAINTENANCE:</b>	<i>TENANT</i>	Tenant Shall be responsible for the routine maintenance and repair of the heating, ventilation and air conditioning system(s) serving the Premises as provided in Section 17.2.			
	<i>LANDLORD</i>	Owner, at its expense shall keep and maintain structural & exterior in good repair. Includes but not limited to: Foundation, structural slab floor, canopies, exterior walls, gutters, downspouts, roof (unless and to the extent damaged by Tenant's improvements), adjacent sidewalk and curbs, and all building systems serving common areas. Owner responsible for replacements of heating, ventilation and air conditioning systems serving the Premises			
<b>TERMINATION RIGHTS:</b>	Tenant shall have the right to terminate the Lease effective as of the end of the eighteenth (18th) month, within this extended term, provided the Tenant gives Owner a 90-dday written notice with the date of termination included in such notice. Tenant may exercise this right every six (6) months thereafter for the remainder of this extension. Tenant will pay a termination fee penalty of three (3) months base rent in effect as of the date of termination.				
<b>ESTOPPEL:</b>	Tenant agrees upon not less than fifteen (15) days prior written request by Owner, to execute, acknowledge and deliver to Owner a statement in writing...				

# LEASE ABSTRACT

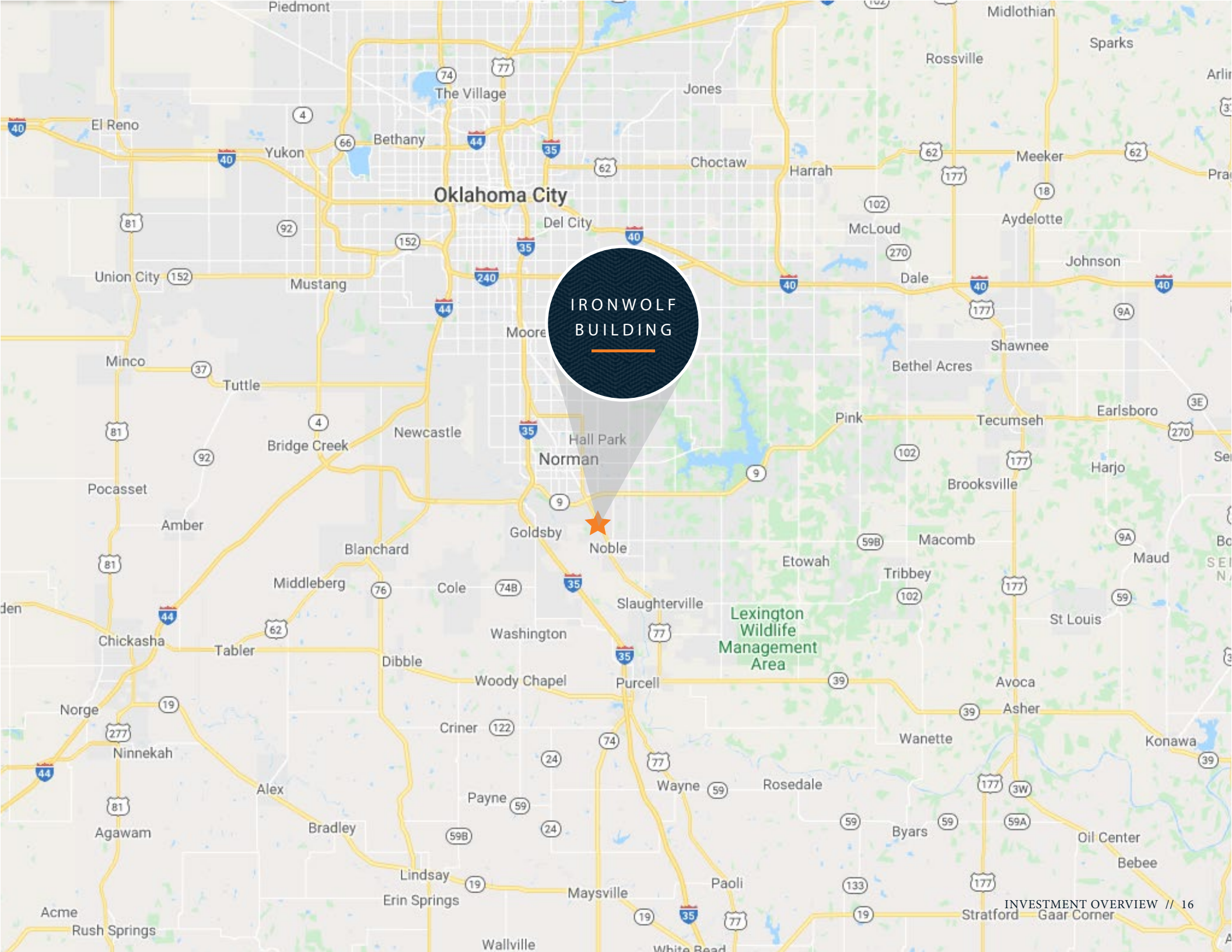
<b>PROPERTY NAME:</b>	Ironwolf Building				
<b>PROPERTY ADDRESS:</b>	1600 N. Main St, Suite 104, Noble, OK 73068				
<b>TENANT:</b>	Valley Relocation & Storage of Northern California, Inc.				
<b>TENANT'S TRADE NAME</b>	Valley Relocation & Storage				
<b>TENANT'S ADDRESS</b>	5000 Marsh Drive, Concord, CA 94520				
<b>CURRENT TERM:</b>	<u>LEASE COMMENCEMENT</u>	<u>RENT COMMENCEMENT</u>	<u>LEASE EXPIRATION</u>	<u>DURATION/TERM LENGTH</u>	<u>NOTES</u>
	12/20/2010	12/9/2010	6/30/2022	Two Year Extension	
<b>SQUARE FEET - RENTABLE</b>	50,000				
<b>SQUARE FEET - USABLE</b>	50,000				
<b>BASE RENT SCHEDULE:</b>	<u>PERIOD</u>	<u>ANNUAL</u>	<u>MONTHLY</u>	<u>ANNUAL PSF</u>	
	7/1/2020	6/30/2022	\$193,767.96	\$16,147.33	\$3.88
<b>OPTION 1</b>	<u>PERIOD</u>	<u>ANNUAL</u>	<u>MONTHLY</u>	<u>ANNUAL PSF</u>	
	7/1/2022	6/30/2023	\$199,581.00	\$16,631.75	\$3.99
<b>OPTION 2</b>	<u>PERIOD</u>	<u>ANNUAL</u>	<u>MONTHLY</u>	<u>ANNUAL PSF</u>	
	7/1/2023	6/30/2024	\$205,568.40	\$17,130.70	\$4.11
<b>OPTION 3</b>	<u>PERIOD</u>	<u>ANNUAL</u>	<u>MONTHLY</u>	<u>ANNUAL PSF</u>	
	7/1/2024	6/30/2025	\$211,735.44	\$17,644.62	\$4.23
<b>OPTION 4</b>	<u>PERIOD</u>	<u>ANNUAL</u>	<u>MONTHLY</u>	<u>ANNUAL PSF</u>	
	7/1/2025	6/30/2026	\$218,087.52	\$18,173.96	\$4.36
<b>LEASE TYPE</b>	Full Service				
<b>SECURITY DEPOSIT:</b>	\$8,500.00				
<b>REAL ESTATE TAXES:</b>	<i>TENANT</i>	Tenant liable for Personal Property Taxes.			
	<i>LANDLORD</i>	Owner agrees and covenants to pay in full all ad volorem special assessments, and any other taxes levied or assessed against the Lease Premises, or any part thereof, except taxes on personal property, ncluding merchandise inventory owned by tenant.			
<b>INSURANCE:</b>	<i>TENANT</i>	Tenant Hazard Insurance, Tenants Public Liability Insurance, Increased Fire Hazard increases paid by tenant.			
	<i>LANDLORD</i>	Owner shall, during the Lease Term, procure and keep in force Property Insurance. "Special Form" or "all risk" property insurance, covering the Buildings in which the Premises are located.			
<b>COMMON AREA MAINTENANCE:</b>	<i>LANDLORD</i>	Maintenance of common areas will be at the expense of Owner.			
<b>UTILITIES:</b>	<i>TENANT</i>	Excessive Utility Consumption: Tenant Shall pay all utility costs occasioned by Tenant's use of electrodata processing machines, telephone equipment, computers and other equipment of high electrical consumption as reasonable determined by the Owner.			
	<i>LANDLORD</i>	Owner shall pay for all utilities associated with this Lease Premises except for janitorial.			
<b>REPAIRS &amp; MAINTENANCE:</b>	<i>TENANT</i>	Tenant, at its expense, shall maintain and keep in good repair all of the Leased Premises.. And shall repair or eplace same as part of the realty with like quality grade, when necessary for the propret operation and service of same.			
	<i>LANDLORD</i>	Owner, at its expense shall keep all structural and exterior portions of the Premises in good repair during term of this Lease...			
<b>TERMINATION RIGHTS:</b>	Owner shall have the right to terminate this lease in the event of bankruptcy, insolvency, or receivership of Tenant, or an assignment by Tenant for the benefit of the creditors of Tenant.				
<b>ESTOPPEL:</b>	Tenant agrees upon not less than fifteen (15) days prior written request by Owner, to execute, acknowledge and deliver to Owner a statement in writing...				

# LEASE ABSTRACT

<b>PROPERTY NAME:</b>	Ironwolf Building				
<b>PROPERTY ADDRESS:</b>	1600 N Main St, Noble, OK 73068				
<b>TENANT:</b>	THE BOARD OF REGENTS OF THE UNIVERSITY OF OKLAHOMA				
<b>TENANT'S TRADE NAME</b>	University of Oklahoma				
<b>TENANT'S ADDRESS</b>	617 W. Rock Creek Road, Norman, OK 73069				
<b>CURRENT TERM:</b>	<b>LEASE COMMENCEMENT</b>	<b>RENT COMMENCEMENT</b>	<b>LEASE EXPIRATION</b>	<b>DURATION/TERM LENGTH</b>	<b>NOTES</b>
	3/25/2020	6/1/2020	5/31/2021	12 Months	Rent Payable in arrears
<b>SQUARE FEET - RENTABLE</b>	23,000				
<b>SQUARE FEET - USABLE</b>	23,000				
<b>BASE RENT SCHEDULE:</b>	<b>PERIOD</b>		<b>ANNUAL</b>	<b>MONTHLY</b>	<b>ANNUAL PSF</b>
	6/1/2020	5/31/2020	\$322,000.08	\$26,833.34	\$14.00
<b>OPTION 1</b>	<b>PERIOD</b>		<b>ANNUAL</b>	<b>MONTHLY</b>	<b>ANNUAL PSF</b>
	6/1/2021	5/31/2022	\$299,000.04	\$24,916.67	\$13.00
<b>OPTION 2</b>	<b>PERIOD</b>		<b>ANNUAL</b>	<b>MONTHLY</b>	<b>ANNUAL PSF</b>
	6/1/2022	5/31/2023	\$299,000.04	\$24,916.67	\$13.00
<b>OPTION 3</b>	<b>PERIOD</b>		<b>ANNUAL</b>	<b>MONTHLY</b>	<b>ANNUAL PSF</b>
	6/1/2023	5/31/2024	\$299,000.04	\$24,916.67	\$13.00
<b>OPTION 4</b>	<b>PERIOD</b>		<b>ANNUAL</b>	<b>MONTHLY</b>	<b>ANNUAL PSF</b>
	6/1/2024	5/31/2025	\$276,000.00	\$23,000.00	\$12.00
<b>LEASE TYPE</b>	Full Service				
<b>REAL ESTATE TAXES:</b>	<i>LANDLORD</i>	Lessor shall pay and keep current all ad volorem special assessments, and any other taxes levied or assessed against the Lease Premises.			
<b>INSURANCE:</b>	<i>LANDLORD</i>	<b>Liability Insurance:</b> Lessor shall maintain general liability insurance no less than \$1 Million per occurrence.			
<b>COMMON AREA MAINTENANCE:</b>	<i>LANDLORD CAM Notes</i>	Maintains all common areas, including landscaped areas, parkign areas, outdoor lights and lobbies and provide adeequate security for such areas; maintain all life safety systems in the common areas, including sprinklers, maintain the structural components and exteriors; maintain all system lines and equipment outside teh leased premises which serve common areas.			
<b>MANAGEMENT/ADMIN:</b>	<i>LANDLORD</i>	100%			
<b>UTILITIES:</b>	<i>LANDLORD</i>	100%			
<b>REPAIRS &amp; MAINTENANCE:</b>	<i>LANDLORD</i>	Lessor agrees to keep, replace, repair and maintain in good condition, at Lessor's expense, the leased premises and all plumbing, heating, air conditioning, electrical and mechanical devices, appliances, and equipment belonging to the Lessor... to include replacemnet of carpet and painting of the premises as needed, due to normal wear and tear, provided carpent and paint are no longer in a resonably presentable and servicable condition.			
<b>TERMINATION RIGHTS:</b>	After the second year of this lease (first renewal term) is complete, the Lessee may terminate this Lease Agreement, without cause or penalty at any time upon ninety (90) days written notice to the Lessor, at least ninety (90) days propr to the desired date of cancellation and that rental shall cease upon date of vacation. Further the Lessee & Lessor may mutually terminate this lease Agreement in writing at any time.				

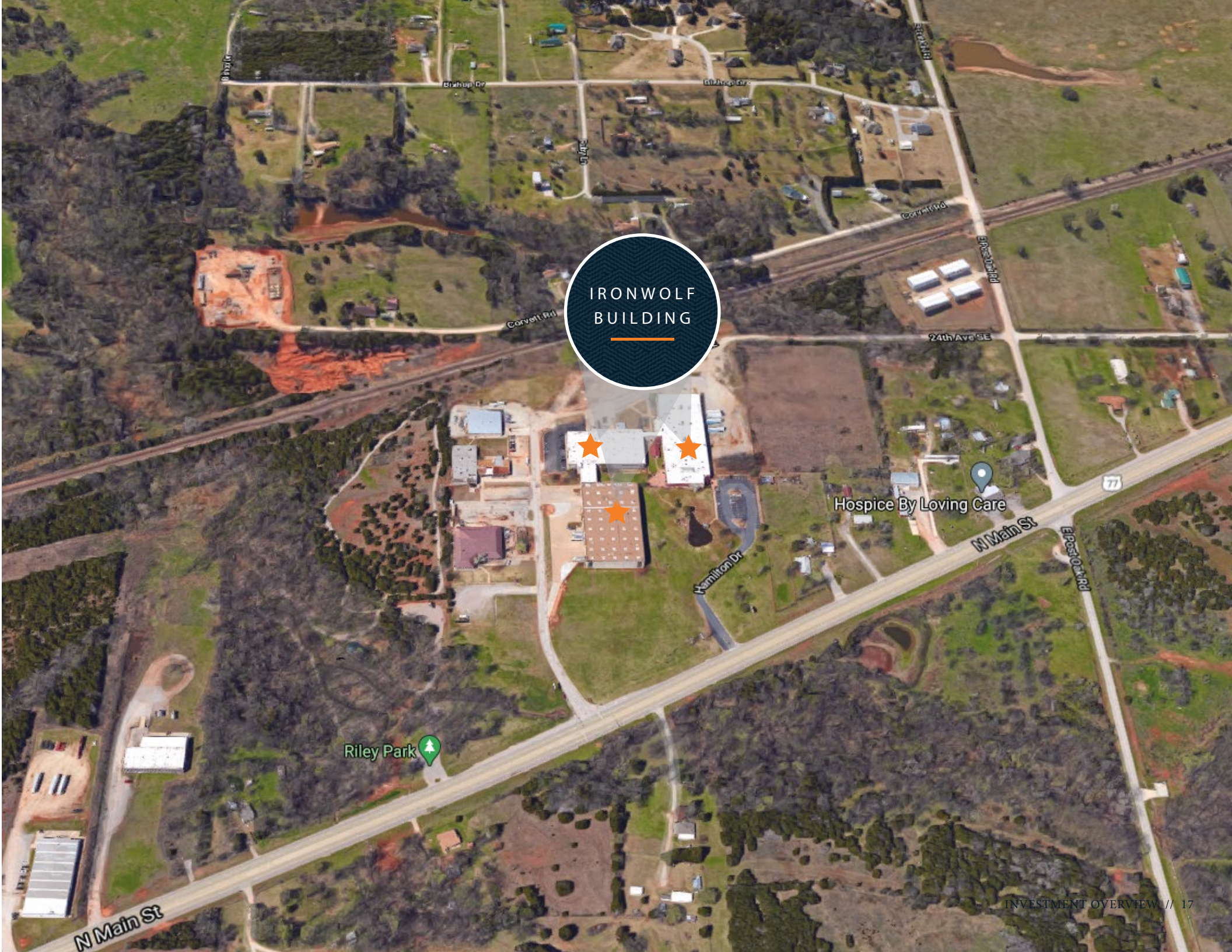
# LEASE ABSTRACT

<b>PROPERTY NAME:</b>	Ironwolf Building				
<b>PROPERTY ADDRESS:</b>	601 Hamilton Drive, Noble, OK 73068				
<b>TENANT:</b>	Pro-Form Plastics, Inc.				
<b>TENANT'S TRADE NAME</b>	Pro-Form Plastics, Inc.				
<b>TENANT'S ADDRESS</b>	15200 South Jonesville Rd, Columbus, Indiana 47201				
<b>CURRENT TERM:</b>	<u>LEASE COMMENCEMENT</u>	<u>RENT COMMENCEMENT</u>	<u>LEASE EXPIRATION</u>	<u>DURATION/TERM LENGTH</u>	<u>NOTES</u>
	4/30/2020	1/1/2021	12/31/2023	Three Years	
<b>SQUARE FEET - RENTABLE</b>	26,054				
<b>SQUARE FEET - USABLE</b>	26,054				
<b>BASE RENT SCHEDULE:</b>	<u>PERIOD</u>		<u>ANNUAL</u>	<u>MONTHLY</u>	<u>ANNUAL PSF</u>
	1/1/2021	12/31/2023	\$78,000.00	\$6,500.00	\$2.99
<b>OPTION 1</b>	<u>PERIOD</u>		<u>ANNUAL</u>	<u>MONTHLY</u>	<u>ANNUAL PSF</u>
	1/1/2024	12/31/2024	To be negotiated	To be negotiated	To be negotiated
<b>LEASE TYPE</b>	Full Service				
<b>SECURITY DEPOSIT:</b>	\$6,500.00				
<b>REAL ESTATE TAXES:</b>	<i>LANDLORD</i>	Owner agrees and covenants to pay in full all ad valorem special assessments, and any other taxes levied or assessed against the Lease Premises, or any part thereof, except taxes on personal property, ncluding merchandise inventory owned by tenant.			
<b>INSURANCE:</b>	<i>TENANT</i>	Tenant Hazard Insurance, Tenants Public Liability Insurance, Increased Fire Hazard increases paid by tenant.			
	<i>LANDLORD</i>	Maintenance of common areas will be at the expense of Landlord.			
<b>COMMON AREA MAINTENANCE</b>	<i>CAM Notes</i>	Parking Area: Owner shall clean the parking areas of the Premises, maintain the same in good order and repair, and maintain the lighting fixtures and striping thereon. Common Area Utilities: Owner shall pay all costs incurred as providing utilities for services in the common areas of the premises. Landscaping: Owner shall maintain all landscaped areas in the Premises in good condition and appearance.			
	<i>LANDLORD</i>	Landlord Shall pay for all utilities associated with this Lease Premises.			
<b>REPAIRS &amp; MAINTENANCE:</b>	<i>TENANT</i>	Tenant shall take good care of and maintain the Premises and the fixtures, glass, appurtenances and equipment therein and its sole cost and expense make all repairs to such fixtures, appurtenances and equipment.			
	<i>LANDLORD</i>	Landlord, shall make all erpairs and replacements, structural and otherwise, necessary or desiraeable to keep in good order and repair the exterior of the premises, the roof, the common areas (excepting, however the front exterior and the interior of the Premises for which Tenant shall be responsible), the parking area, lights and HVAC units.			
<b>TERMINATION RIGHTS:</b>	Landlord shall have the right to terminate this lease in the event of bankruptcy, insolvency, or receivership of Tenant, or an assignment by Tenant for the benefit of the creditors of Tenant.				
<b>ESTOPPEL:</b>	Tenant agrees upon not less than fifteen (15) days prior written request by Owner, to execute, acknowledge and deliver to Owner a statement in writing...				



IRONWOLF  
BUILDING





IRONWOLF  
BUILDING

Hospice By Loving Care

Riley Park

N Main St



# TENANT SUMMARY

## HITACHI COMPUTER PRODUCTS

**HITACHI**  
Inspire the Next



HEADQUARTERS  
SANTA CLARA, CA



DATE FOUNDED:  
1985



WEBSITE  
[HITACHIOMD.COM](http://HITACHIOMD.COM)

Hitachi America, Ltd., a subsidiary of Hitachi, Ltd., and its subsidiary companies offer a broad range of electronics, power and industrial equipment and services, particle therapy system, automotive products and consumer electronics with operations throughout the Americas.

Hitachi, Ltd. has a diversified network of Hitachi Group companies across the U.S., delivering unique digital solutions to enhance customers' social, economic and environmental values while improving quality of life. Hitachi's expertise in OT and IT helps them to advance the discovery, development and delivery of human-centric technology and solutions across different industry verticals.

## VALLEY RELOCATION



HEADQUARTERS  
CONCORD, CA



DATE FOUNDED:  
1985



WEBSITE  
[VALLEYRELOCATION.COM](http://VALLEYRELOCATION.COM)

Valley Relocation's status as a leading agent for CRST Specialized Transportation Inc. (CRST) allows the company to provide unparalleled logistics, warehousing, FF&E, high-value product moving services, and more to businesses of all sizes. They have successfully moved servers, data centers, hospitals, and more, and specialize in hotel remodeling and installation.

Valley has a number of accreditations that confirm their dedication to the highest quality service and total customer satisfaction. They are a member of the California Moving & Storage Association (CMSA) and their ProMover membership with the nationwide American Moving & Storage Association (AMSA) is a testament to their commitment to following the best moving procedures.

# TENANT SUMMARY

## OKLAHOMA UNIVERSITY CCE TRAINING CENTER



HEADQUARTERS  
NORMAN, OK



DATE FOUNDED:  
1890



WEBSITE  
[PACS.OU.EDU](http://PACS.OU.EDU)

OU Extended Campus faculty are leaders in the field of interdisciplinary academics and are focused on their students' success. The degree programs are anchored by accomplished full-time faculty members and are supported by more than 100 expert adjunct faculty.

OU Extended Campus is best characterized by the populations it serves, as well as the specialized programming it offers. Primarily focusing on the higher education needs of place-bound working adults, military-connected personnel and those seeking specialized study in selected professional areas, OU Extended Campus offers a variety of degrees at both graduate and undergraduate levels, including several programs offered collaboratively with other OU colleges. To facilitate understanding of the complex world in which we live and building on its historical roots, OU Extended Campus emphasizes a holistic approach to learning, focuses on the immediate application of learning to one's life and work, promotes lifelong learning opportunities and encourages the work of active citizenship.

## PRO-FORM PLASTICS, INC.



HEADQUARTERS  
COLUMBUS, IN



DATE FOUNDED:  
1995



WEBSITE  
[PROFORMPLASTICS.COM](http://PROFORMPLASTICS.COM)

Pro-Form Plastics has diversified and expanded their technical and machine capabilities over the years to offer a broad array of services to customers in order to meet their packaging and shipping demands. With all of their manufacturing processes and services under one roof, Pro-Form Plastics is more than capable of working with clients to custom design packaging and much more.

### Packaging:

Thermoforming | Vacuum Forming | Die Cut | Vacuum Moulding Process | Die Cut Foam | Thermoforming Vacuum Forming | Thermo Vacuum Forming

### Manufacturing Processes:

- Assembly Services
- CNC 5-Axis Routing
- Die Cutting
- Thermoforming
- Wood Products

## TYLER OUTDOOR ADVERTISING



HEADQUARTERS  
OKLAHOMA CITY, OK



DATE FOUNDED:  
1965



WEBSITE  
[TYLEROUTDOOR.COM](http://TYLEROUTDOOR.COM)

Founded in 1965 by Ralph Tyler, Tyler Outdoor is still a local and family-owned business by sons Ty and Tony Tyler. Tyler Outdoor Advertising is a part of Tyler Media Group; with sister company Tyler Broadcasting Corporation, which consists of 12 radio stations, three television stations and a commercial sign shop.

## CAPABILITIES

MMCC—our fully integrated, dedicated financing arm—is committed to providing superior capital market expertise, precisely managed execution, and unparalleled access to capital sources, providing the most competitive rates and terms.

We leverage out prominent capital market relationships with commercial banks, life insurance companies, CMBS, private and public debt/equity funds, Fannie Mae, Freddie Mac, and HUD to provide our clients with the greatest range of financing options.

Our dedicated, knowledgeable experts understand the challenges of financing and work tirelessly to resolve all potential issues for the benefit of our clients.



Closed 1,944 debt and equity financings in 2019



National platform operating within the firm's brokerage offices



\$7.18 billion total national volume in 2019



Access to more capital sources than any other firm in the industry

## WHY MMCC?

Optimum financing solutions to enhance value

Enhanced control through MMCC's ability to qualify investor finance contingencies

Enhanced control through quickly identifying potential debt/equity sources, processing, and closing buyer's finance alternatives

Enhanced control through MMCC's ability to monitor investor/due diligence and underwriting to ensure timely, predictable closings



## SECTION 2

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### MARKET OVERVIEW

Marcus & Millichap

# OKLAHOMA CITY OKLAHOMA

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Situated in central Oklahoma, the Oklahoma City metro is composed of seven counties: Oklahoma, Grady, Canadian, Cleveland, Logan, McClain and Lincoln. Containing 1.4 million residents, the metro is expected to add 76,000 people over the next five years, resulting in the addition of 33,000 households. Oklahoma City is the state's capital city and is the most populous city in the state with 647,000 million residents. The metro is home to the Oklahoma City Thunder NBA team, as well as a number of triple-A and semi-professional sports teams.



GROWING ENERGY AND  
ALTERNATIVE-ENERGY  
INDUSTRY



DIVERSE  
EMPLOYMENT  
OPPORTUNITIES



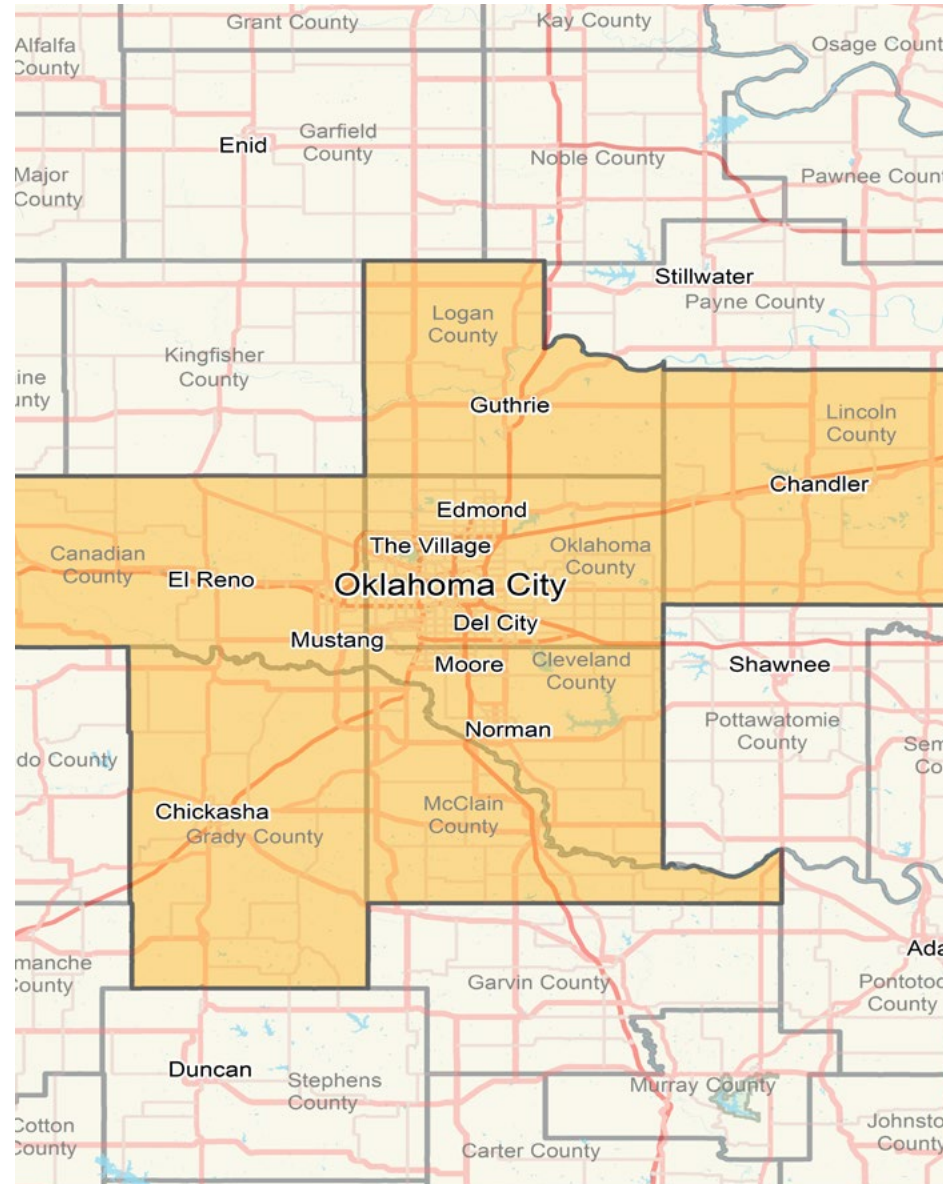
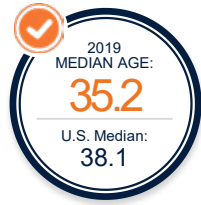
POPULATION  
GROWTH



# METROPLEX GROWTH

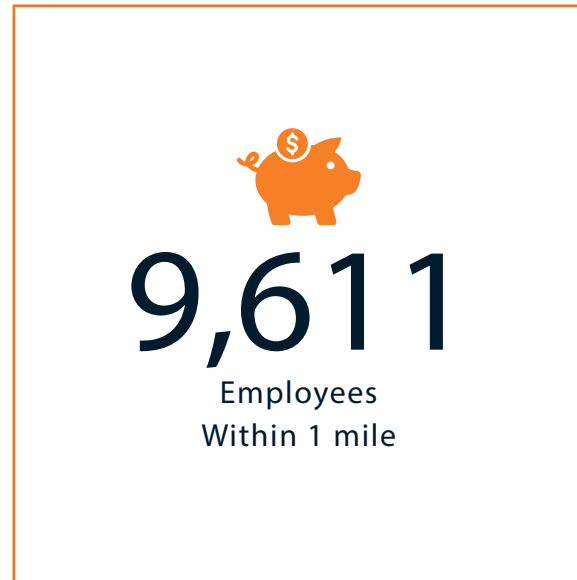
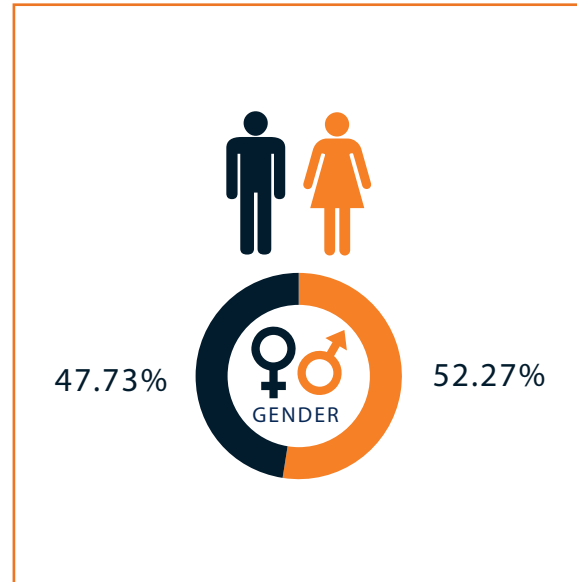
## ECONOMY

The energy industry continues to be a major economic driver. Chesapeake Energy and Devon Energy are based locally. Other large regional employers in the energy sector include OG&E Energy, Continental Resources and SandRidge Energy. Major retailers with back-office operations including Hobby Lobby, AT&T, Dell, Love's Travel Stops & Country Stores, and Williams-Sonoma. A large number of jobs are attributed to the government segment. Employers include the state of Oklahoma, Tinker Air Force Base and the FAA Mike Monroney Aeronautical Center.





## DEMOGRAPHICS



## DEMOGRAPHICS

POPULATION	1 Miles	3 Miles	5 Miles
■ 2025 Projection			
Total Population	2,712	21,536	71,791
■ 2020 Estimate			
Total Population	2,472	19,447	68,445
■ 2010 Census			
Total Population	2,100	16,232	62,653
■ 2000 Census			
Total Population	1,639	12,747	54,007
■ Daytime Population			
2020 Estimate	1,287	16,065	84,749
HOUSEHOLDS	1 Miles	3 Miles	5 Miles
■ 2025 Projection			
Total Households	936	8,739	29,108
■ 2020 Estimate			
Total Households	851	7,835	27,473
Average (Mean) Household Size	2.75	2.44	2.27
■ 2010 Census			
Total Households	722	6,450	24,806
■ 2000 Census			
Total Households	563	5,112	21,659

HOUSEHOLDS BY INCOME	1 Miles	3 Miles	5 Miles
■ 2020 Estimate			
\$200,000 or More	0.23%	1.55%	3.41%
\$150,000 - \$199,000	3.02%	3.35%	3.88%
\$100,000 - \$149,000	9.79%	11.54%	10.72%
\$75,000 - \$99,999	20.63%	13.38%	12.77%
\$50,000 - \$74,999	28.29%	20.60%	17.20%
\$35,000 - \$49,999	15.63%	13.07%	13.19%
\$25,000 - \$34,999	9.19%	10.14%	10.15%
\$15,000 - \$24,999	6.05%	10.94%	11.28%
Under \$15,000	7.16%	15.42%	17.41%
Average Household Income	\$65,120	\$62,477	\$67,366
Median Household Income	\$61,532	\$50,526	\$47,527
Per Capita Income	\$22,427	\$25,226	\$28,046
POPULATION PROFILE	1 Miles	3 Miles	5 Miles
■ Population By Age			
2020 Estimate Total Population	2,472	19,447	68,445
Under 20	30.72%	23.33%	24.13%
20 to 34 Years	21.28%	36.62%	38.95%
35 to 39 Years	8.71%	6.55%	5.78%
40 to 49 Years	14.23%	10.31%	8.68%
50 to 64 Years	13.37%	12.18%	12.08%
Age 65+	11.68%	11.02%	10.37%
Median Age	33.83	27.94	26.41
■ Population 25+ by Education Level			
2020 Estimate Population Age 25+	1,567	10,826	36,630
Elementary (0-8)	1.61%	1.06%	1.15%
Some High School (9-11)	6.10%	6.00%	4.95%
High School Graduate (12)	36.70%	27.21%	21.48%
Some College (13-15)	22.44%	20.14%	22.54%
Associate Degree Only	9.48%	7.76%	6.89%
Bachelors Degree Only	15.49%	21.39%	23.77%
Graduate Degree	8.00%	16.15%	18.81%
■ Time Travel to Work			
Average Travel Time in Minutes	30	26	23



# INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015

### TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<u>MARCUS &amp; MILLICHAP</u>	<u>9002994</u>	<u><a href="mailto:TIM.SPECK@MARCUSMILLICHAP.COM">TIM.SPECK@MARCUSMILLICHAP.COM</a></u>	<u>972-755-5200</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>TIM A. SPECK</u>	<u>432723</u>	<u><a href="mailto:TIM.SPECK@MARCUSMILLICHAP.COM">TIM.SPECK@MARCUSMILLICHAP.COM</a></u>	<u>972-755-5200</u>
Designated Broker of Firm	License No.	Email	Phone
<u>TIM A. SPECK</u>	<u>432723</u>	<u><a href="mailto:TIM.SPECK@MARCUSMILLICHAP.COM">TIM.SPECK@MARCUSMILLICHAP.COM</a></u>	<u>972-755-5200</u>
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
<u>ADAM ABUSHAGUR</u>	<u>661916</u>	<u><a href="mailto:ADAM.ABUSHAGUR@MARCUSMILLICHAP.COM">ADAM.ABUSHAGUR@MARCUSMILLICHAP.COM</a></u>	<u>972-755-5223</u>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

# IRONWOLF BUILDING

601 HAMILTON DRIVE, NOBLE, OK 73068

## PRESENTED BY

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### ADAM ABUSHAGUR

Senior Managing Director Investments  
National Office and Industrial Properties Group  
Dallas Office  
Office 972.755.5223  
Adam.Abushagur@marcusmillichap.com  
License TX 661916

### DAVID MORAN

Associate  
National Office and Industrial Properties Group  
Fort Worth Office  
Office 817.932.6173  
David.Moran@marcusmillichap.com  
License TX 729222

## BROKER OF RECORD

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### MARK R. MCCOY

Oklahoma Broker of Record  
300 Throckmorton Street, Suite 1500  
Fort Worth, TX 76102  
Tel: 817-932-6100  
Mark.McCoy@marcusmillichap.com  
License: TX 663460 & OK 181981

**Marcus & Millichap**  
TAG INDUSTRIAL GROUP