



Flex Warehouses Available for Purchase or Lease

278555 E 1640 Rd, Marlow, OK 73055



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278555 E 1640 Rd

\$195,000 or \$525 / mo. per space

Introducing two newly constructed commercial flex spaces just west of Marlow city limits on E 1640 Rd, these contemporary buildings offer a sleek Scandinavian-inspired design. Available for purchase at \$195,000. Available for rent. Each 800 square foot space is designed to cater to a variety of small businesses and leases for \$525 +NN. Owner financing available.

Featuring a multi-use open floor plan layout, these spaces offer endless customization possibilities, allowing tenants to personalize the environment to their liking. Equipped with functional amenities, to meet your business needs.

The finishing touches are underway, and each unit will include textured and painted drywall, a 10'x10' garage door, full insulation, a 24,000 BDU dual-zone mini-split...

- Versatile Commercial Space
- Contemporary Scandinavian-Inspired Design
- Gated Entry
- Multi-Use Open Floor Plan



Price:	\$195,000
Property Type:	Flex
Property Subtype:	Light Distribution
Building Class:	A
Sale Type:	Investment or Owner User
Lot Size:	2.88 AC
Gross Building Area:	1,600 SF
Rentable Building Area:	1,600 SF
No. Stories:	1
Year Built:	2024
Tenancy:	Multiple
Parking Ratio:	6.25/1,000 SF
Clear Ceiling Height:	11 FT
No. Drive In / Grade-Level Doors:	1
Zoning Description:	Rural



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Property Photos



Exterior Lighting



Overhead Door

Property Photos



Backdoor and Private Restroom



Finished Interior



Flexible Space for a Variety of Businesses

- Landscaping Companies
- Small Engine Mechanics
- Electricians
- Plumbers
- HVAC Mechanic
- Carpenters
- Painters
- Metal Working
- Upholstery Work
- Handyman
- Pool Companies
- Cleaning Companies
- Personal Training
- Business Professionals
- Physical Trainers
- Personal Trainers
- E-Commerce Business
- Inventory Managers
- Freelancers
- Artists / Designers
- Craftsman
- Instructors / Coaching
- Event Planners
- And Many More!!

With a Multi-Dimensional Design and Open Floor Space, These Shop Buildings Might Just Be The Perfect Location to Conduct Operations From