

8200 GLADE AVENUE
OKLAHOMA CITY, OK 73132



Industrial Flex Space For Lease
6,000 SF on 0.67 Acres MOL
Lease Price \$10.00/SF/YR/NNN

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PROPERTY OVERVIEW

TOTAL SF	6,000 SF +/-
LOT SIZE	0.67 ACRES +/-
YEAR BUILT	1999
ZONING	I-2
YARD	FENCED
DOORS	(1) 12' X 12'

LOCATION HIGHLIGHTS

- Less than 2 miles from Wiley Post Airport - OKC's hub for corporate aviation, charter ops, and private aircraft
- Direct Northwest Expressway access
- One of the few spaces in OKC where you get a real office buildout and a climate-controlled warehouse in the same building

DEMOGRAPHICS



POPULATION
 1 MILE: 11,078
 3 MILES: 76,436
 5 MILES: 184,116



AVERAGE HOUSEHOLD INCOME
 1 MILE: \$73,993
 3 MILES: \$89,946
 5 MILES: \$92,099



TOTAL HOUSEHOLDS
 1 MILE: 4,615
 3 MILES: 30,725
 5 MILES: 76,200



0.1 MILE FROM NW EXPRESSWAY
 2.5 MILES FROM KILPATRICK TURNPIKE
 4.5 MILES FROM OK-74

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PROPERTY HIGHLIGHTS

- Fully climate-controlled warehouse
- 4 private offices, conference room, and reception - move-in ready
- 12' x 12' grade level door
- Fenced yard can be made available.
- Heavily updated and renovated in 2022
- I-2 zoning allowing for an array of uses and outdoor storage.
- Ideal for: medical equipment, food & beverage distribution, IT/electronics, specialty contractors, or any business with temperature-sensitive inventory



