



FOR LEASE

2733-2749
West California
Ave, Oklahoma
City, OK 73107

BURCHFIELD COMMERCIAL REALTY

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**BURCHFIELD
REALTY** / commercial
real estate services

2733-2749 West California Ave, Oklahoma City, OK 73107



Lease Rate: \$7.45/SF NNN

PROPERTY HIGHLIGHTS

- 2,216 - 14,273 square feet
- Clear Height: 18'
- (6) Total Drive-in Bays + Dock Access
- Dock-High Loading Available (Shared Dock)
- Multiple 10' x 14' Overhead Doors
- Yard Space Available
- Electrical | 3-Phase, 208-480 Volt
- 25 +/- Surface Parking Stalls

PROPERTY DESCRIPTION

Building Size: 26,662 ± SF Industrial / Flex (multiple bays)

- Site / Land Area: 1.95 ± Acres
- Zoning: I-2 (Industrial) — permits outside storage / yard / industrial uses.
- Year Built / Construction: 1973, reinforced-concrete construction.

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PROPERTY HIGHLIGHTS

SITE & ACCESS

- Located in the Westlawn Gardens industrial submarket in western Oklahoma City.
- Convenient road access, advantageous for distribution or service operations: easy access to nearby major corridors (proximity to I-40 for logistics / transport).
- Outside yard space available — suitable for fenced-in storage, equipment laydown, or outdoor operations.

UNIT CONFIGURATION / FLEXIBILITY

- The complex consists of multiple bays/units — size ranges from ~2,216 SF to ~7,282 SF.
- Units may be leased individually, or combined to form larger contiguous industrial/flex space (up to ~14,273 SF contiguous).
- Suitable for a wide range of industrial, warehousing, distribution, service, or light-manufacturing operations.

IDEAL USAGE & OPPORTUNITIES

Given its size, layout, utilities, zoning, and location — this property is ideal for:

- Warehouse or distribution hub with drive-in and dock loading, and yard / outdoor storage.
- Light manufacturing or equipment repair / service operations — thanks to 3-phase power, good clear height, and flexible interior layout.
- A mixed-use facility combining office, warehouse, and outdoor storage/yard space — helpful for companies needing admin + operations on-site.
- Business growth flexibility

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PROPERTY BREAKDOWN - 2733-2749 W. California Ave. Oklahoma City, OK 73107

Unit	Size	Use	Notes
2733	4,775 (SF)	Industrial/Flex	~1,500 SF Office; 10'x14' Overhead door, dock + drive-in bay; yard access 208V 3-phase power, central A/C; private restrooms
2735	2,216 (SF)	Industrial/Flex	~400 SF Office; dock + drive-in access; yard access, 208V 3-phase power, central A/C
2737	7,282 (SF)	Industrial/Flex	~1,000 SF Office; 10'x14' Overhead door, dedicated drive-in bay + loading dock. shared dock ramp yard access 208V 3-phase power, reception + private restrooms
2745	3,850 (SF)	Industrial/Flex	~18' clear height; 14' Overhead door, drive-in bay + loading dock. 250 SF Office; shared dock; suitable for warehouse, distribution and light manufacturing
2749	3,850 (SF)	Industrial/Flex	~18' clear height; 10'x14' Overhead door, 208V-480V 3-phase power, upgraded warehouse heater; optional fence yard (1/2 acre); ideal for light manufacturing, service trades or storage/yard operations

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2733 W. California Suite Photos



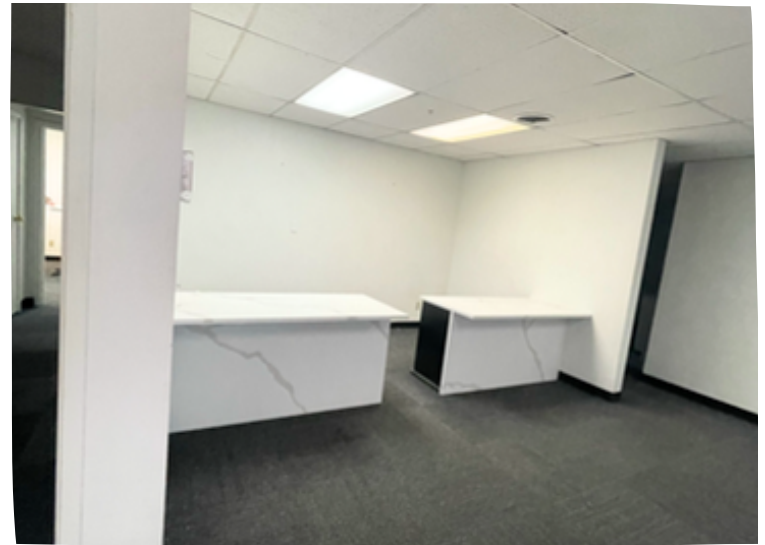
2733 W. California Suite Photos



2735 W. California Suite Photos



2737 W. California Suite Photos



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2745 W. California Suite Photos



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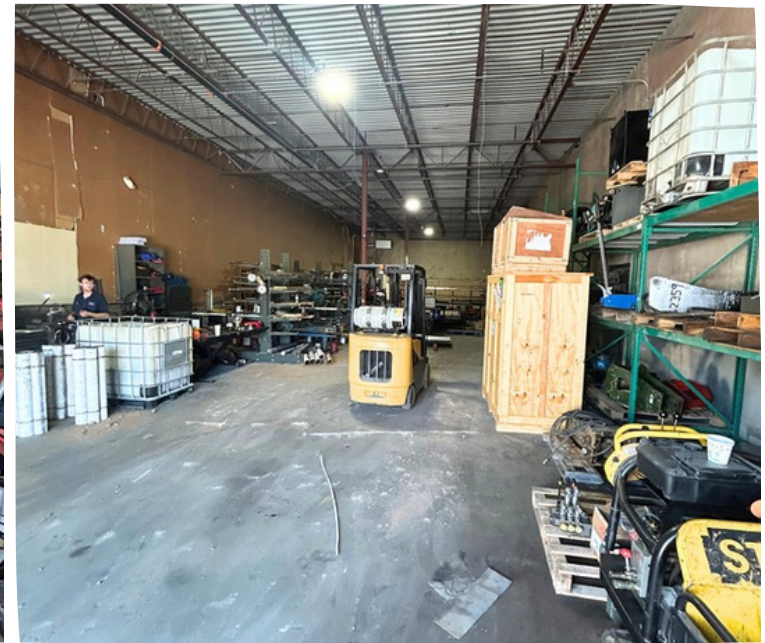
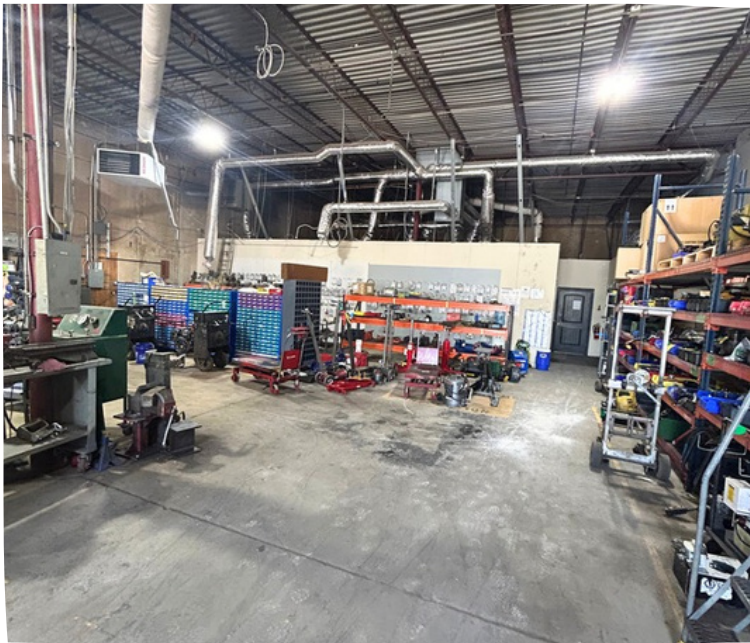
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