



15148 S 33rd West Ave

15148 S 33rd West Ave, Glenpool, OK 74033

OIL CAPITAL REAL ESTATE |
COMMERCIAL REAL ESTATE SERVICES



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15148 S 33rd West Ave

\$11.43 /SF/YR

This single tenant metal industrial building was formerly occupied by a cannabis processing facility. Owner is receptive to another cannabis processing user with acceptable credit, financials and long term lease. The owner is also receptive to commercial kitchen or other traditional uses for the property. Although the building sits on five (5) acres, the building is being leased with only the land immediately surrounding the building. The building has already been state approved for a commercial kitchen and has been approved in the past for MMJ state licensing. The building consists of approximately 3,150 SF. The building has had a substantial investment on the interior of the building including of a number of finished out rooms, one (1) bathroom, commercial vent hoods, stainless steel sinks, safe room with steel walls and ceiling for valuables, heavy electrical and one (1) overhead grade level roll up door....

- Cannabis friendly building
- Easy access to HWY 75
- Move-in ready for cannabis processing or catering kitchen



Rental Rate:	\$11.43 /SF/YR
Property Type:	Industrial
Property Subtype:	Manufacturing
Rentable Building Area:	3,150 SF
Year Built:	1985
Rental Rate Mo:	\$0.95 /SF/MO

1st Floor

Space Available	3,150 SF
Rental Rate	\$11.43 /SF/YR
Date Available	Now
Service Type	Modified Gross
Office Size	300 SF
Space Type	Relet
Space Use	Industrial
Lease Term	3 - 5 Years

This single tenant metal industrial building consists of approximately 3,150 SF and was formerly occupied by a cannabis processing facility. Owner is receptive to another cannabis processing user with acceptable credit, financials and long term lease. The owner is also receptive to commercial kitchen or other traditional uses for the property. There has been a substantial investment made to the interior finishes of the building with kitchen vent hood, heavy electrical, wall and ceiling upgrades and security capabilities. Although the building sits on five (5) acres, the building is being leased with only the land immediately surrounding the building. The property has already been approved for a commercial kitchen and has been approved in the past for MMJ state licensing. The building consists of approximately 3,150 SF and has a number of finished out rooms, bathroom and one (1) overhead grade level roll up door. The majority of the ceiling height is 8'6" except for the shop area that has higher ceilings. The property has easy access to Highway 75 and 151st Street. Landlord will pay real estate taxes and property insurance. Tenant pays utilities and maintains the landscaping and grassy areas around the building.



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Property Photos

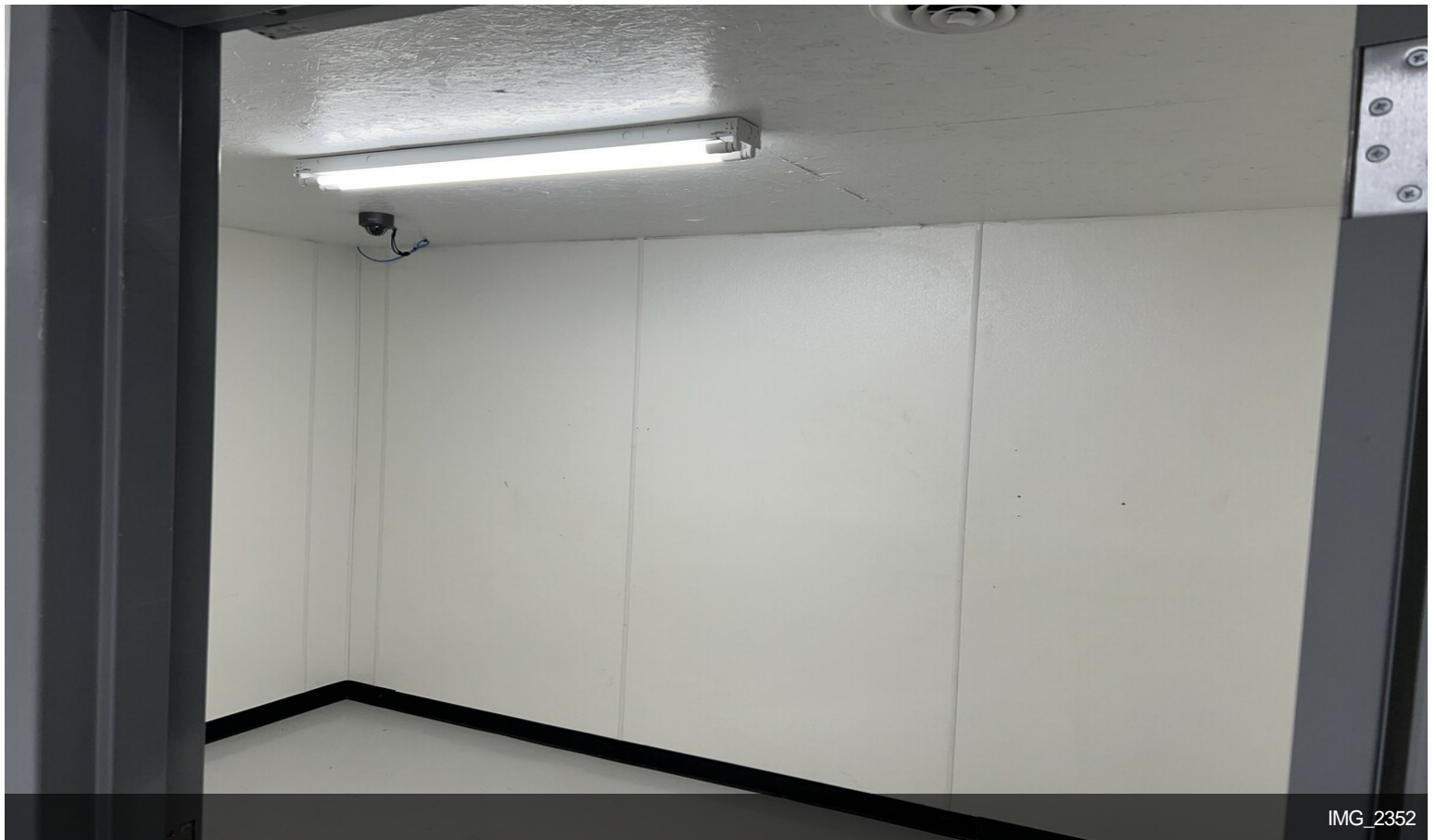


Building Photo

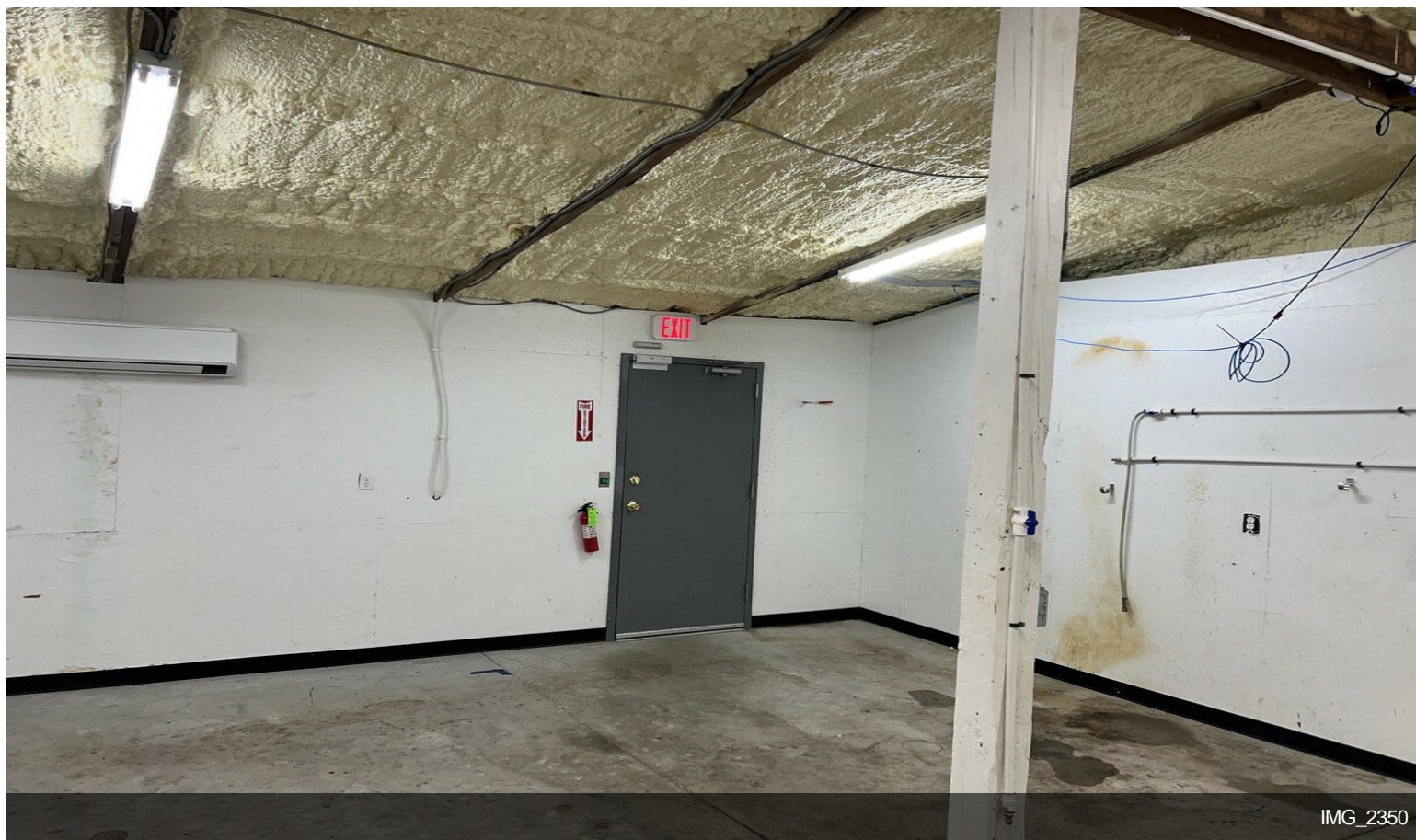


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Property Photos



Property Photos

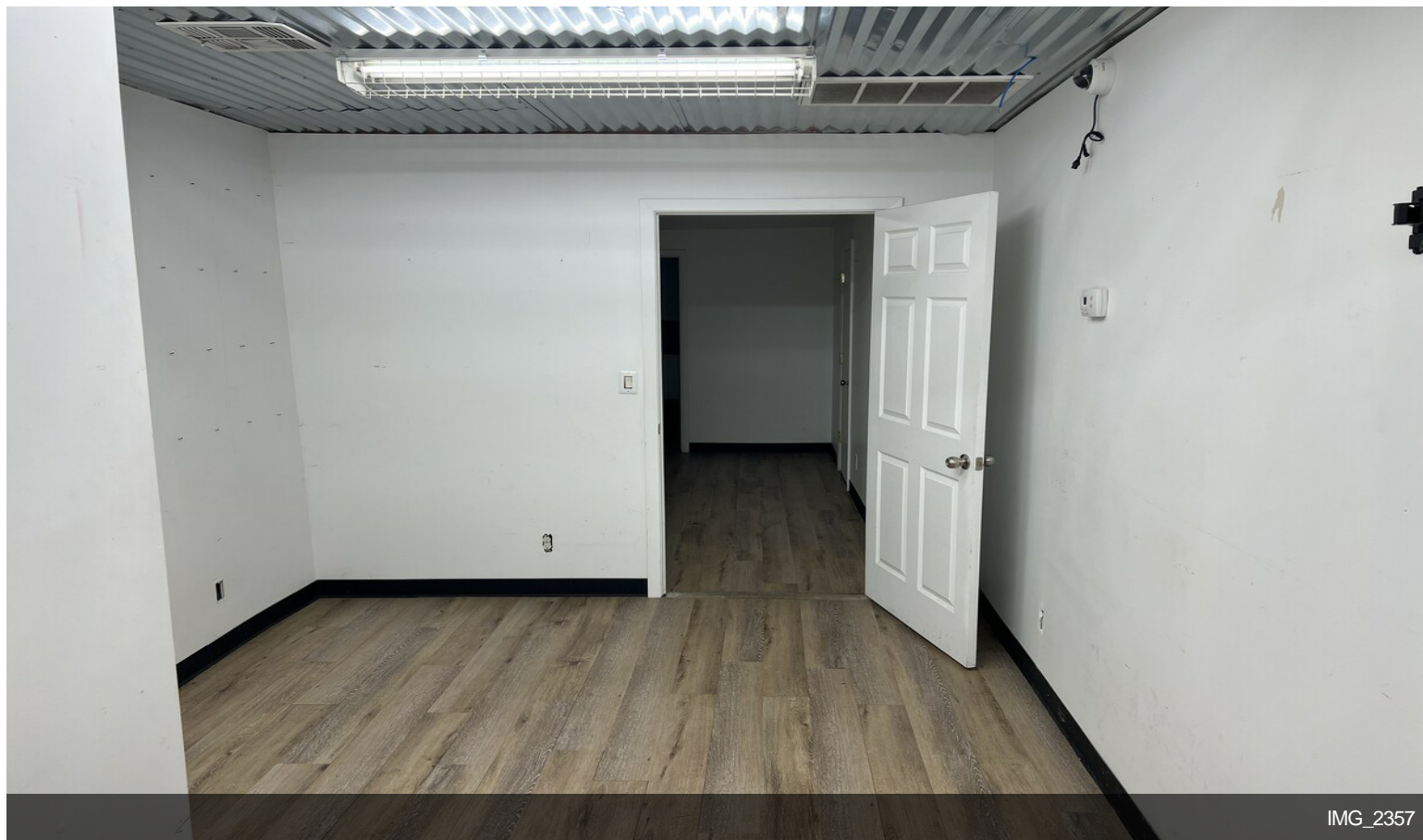
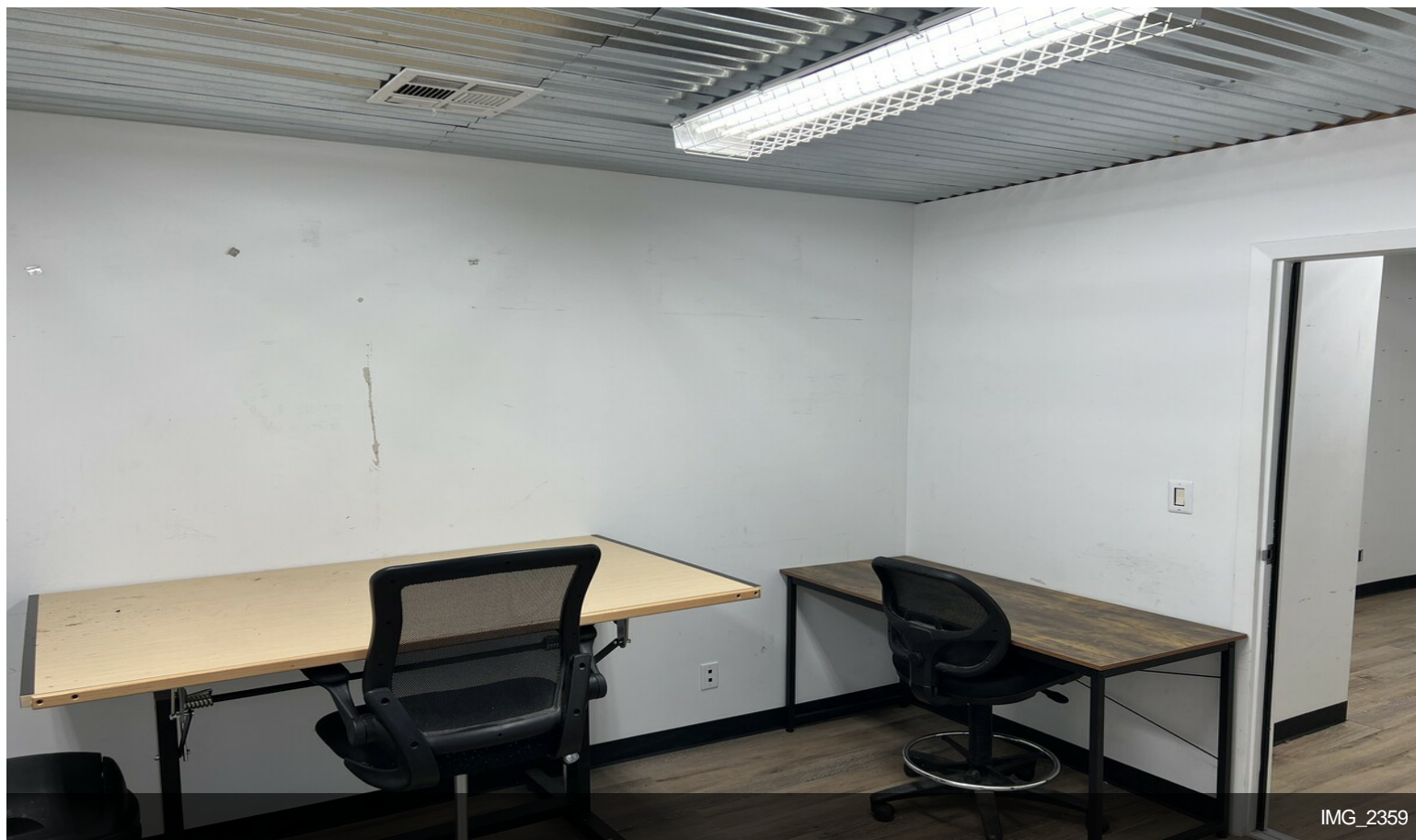


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IMG_2360

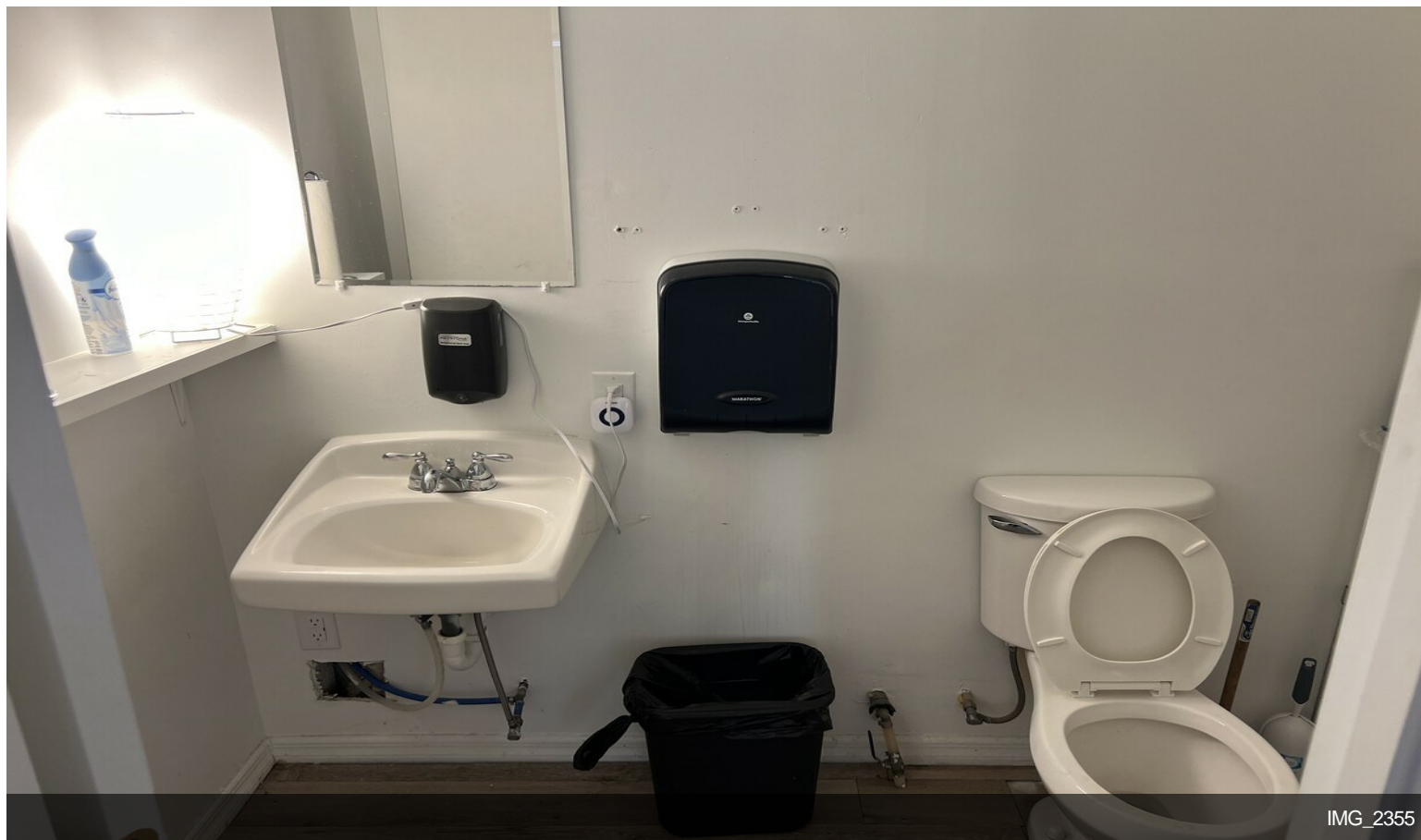
Property Photos



Property Photos

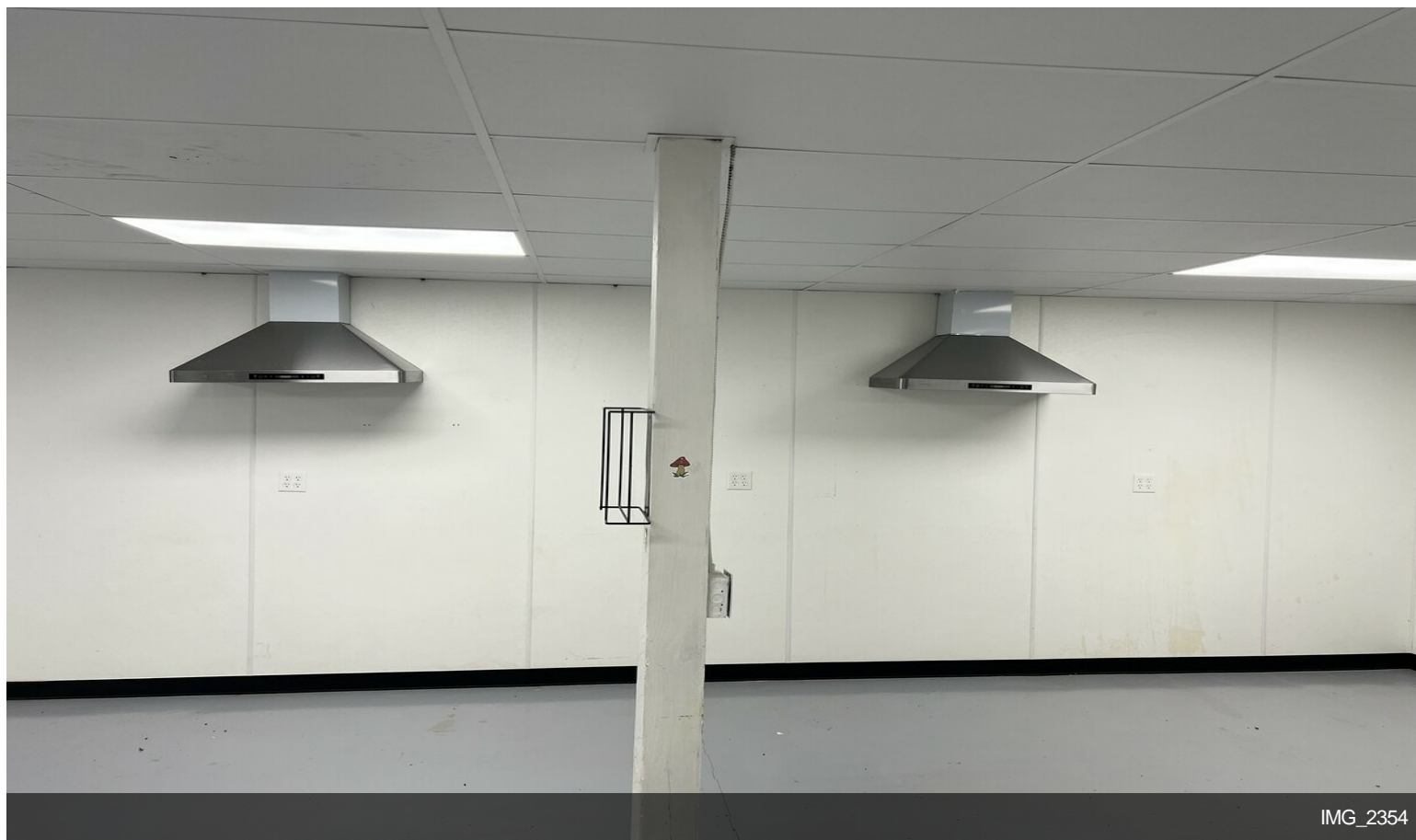


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Property Photos



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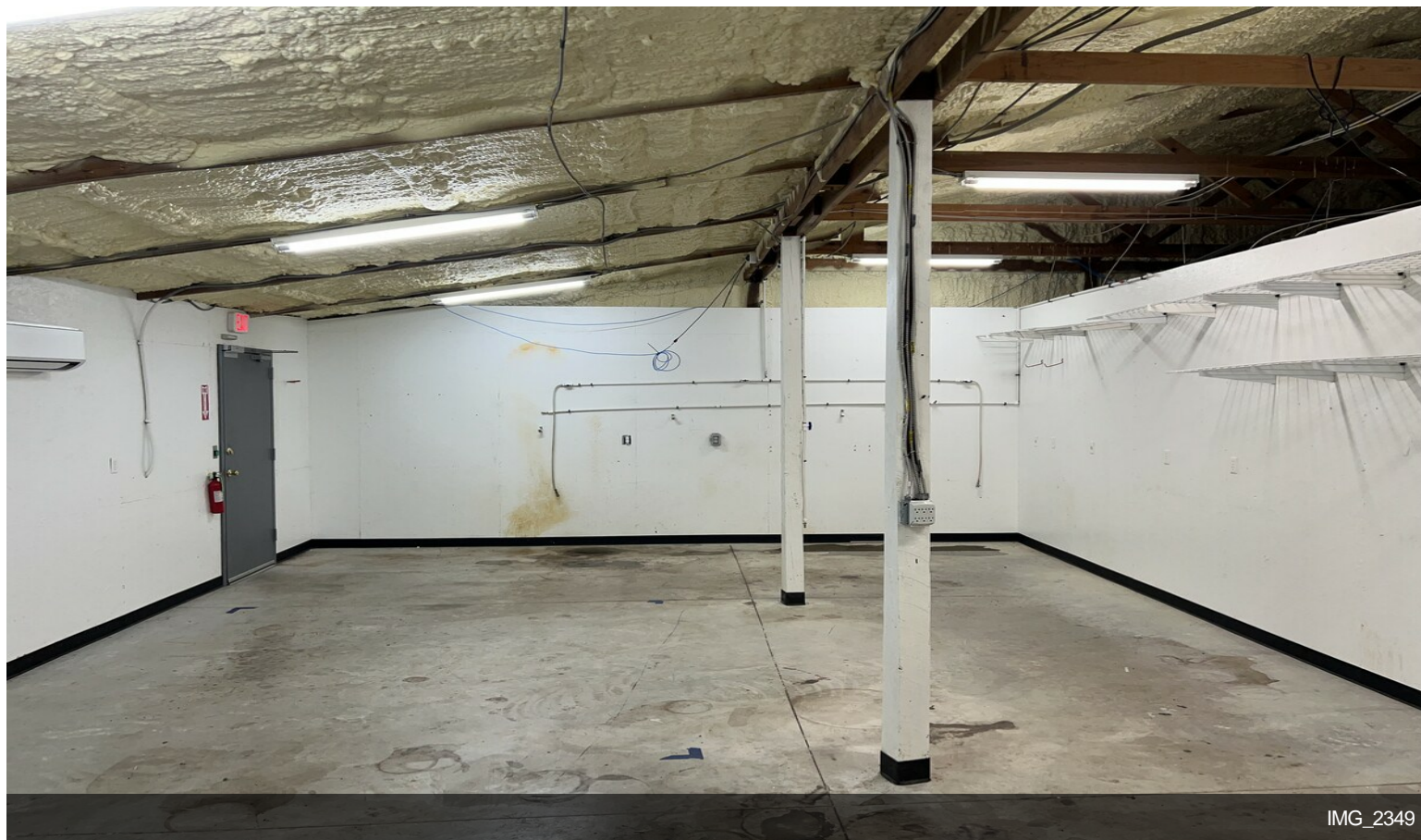


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Property Photos

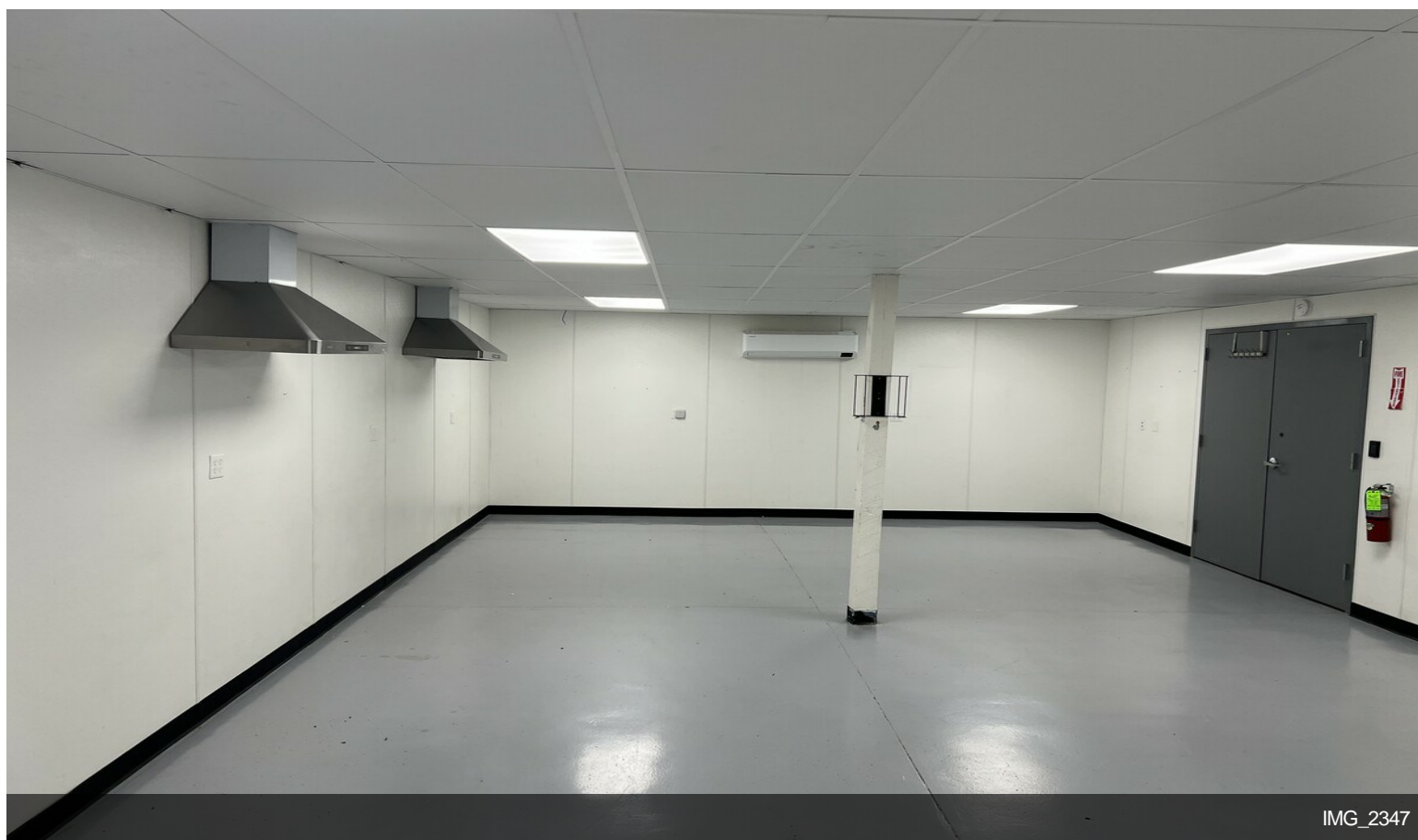
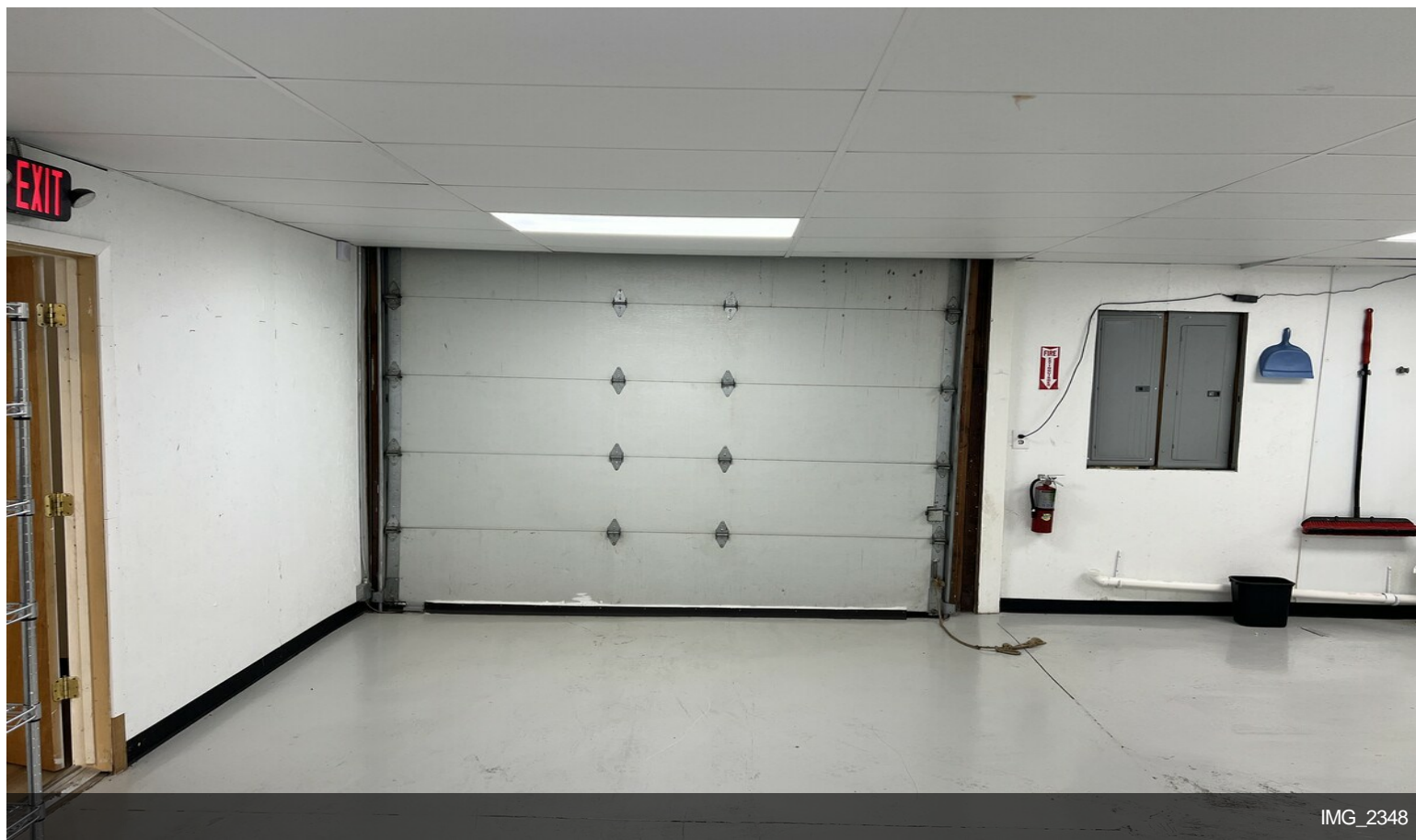


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Property Photos



Property Photos



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