

8221 GLADE AVENUE
OKLAHOMA CITY, OK 73132



Industrial Space For Lease

Suite B: 7,315 SF Available

Suite F: 1,850 SF Available

Lease Price: \$9.00/SF Modified Gross

NAIRED COMMERCIAL
REAL ESTATE

405.840.0600 | NAIRED.COM

AMIR SHAMS
405.313.0333
AMIR@NAIRED.COM

MASON CONWAY
405.531.6272
MASON@NAIRED.COM



PROPERTY OVERVIEW

TOTAL SF	11,165 SF +/-
SF AVAILABLE	1,850 SF / 7,315 SF +/-
LOT SIZE	1.47 ACRES +/-
ZONING	I-2
DOORS	(6) GRADE LEVEL
CEILING HEIGHT	14'
BUILT	1995

PROPERTY HIGHLIGHTS

- 11,165 SF Industrial business park
- 1,850 SF / 7,315 SF Immediately Available
- Approximately 10% Office / 90% Warehouse per Suite
- 6 grade level doors providing direct drive-in access throughout
- 14' clear ceiling height accommodating a wide range of industrial uses
- I-2 zoning supporting broad industrial and service-related uses

LOCATION HIGHLIGHTS

- Positioned directly on N Glade Ave in NW Oklahoma City's established industrial corridor
- Less than one mile from Wiley Post Airport
- Quick access to Northwest Expressway and N Rockwell Ave
- Centrally located with direct connectivity to the Kilpatrick Turnpike, I-40, and I-44

DEMOGRAPHICS



POPULATION

1 MILE: 9,891
3 MILES: 75,722
5 MILES: 183,380



AVERAGE HOUSEHOLD INCOME

1 MILE: \$77,773
3 MILES: \$89,655
5 MILES: \$91,520



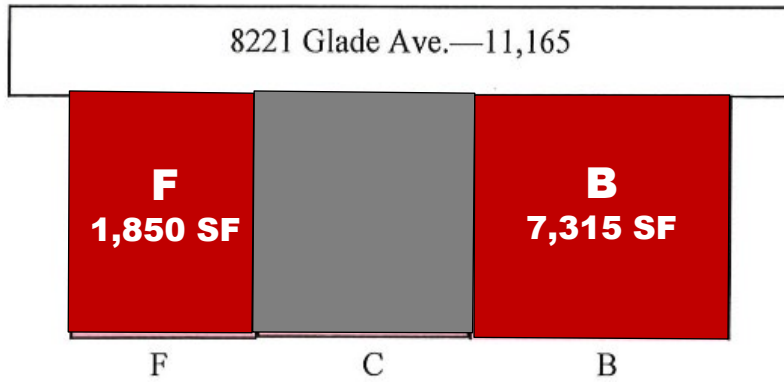
TOTAL HOUSEHOLDS

1 MILE: 4,077
3 MILES: 30,368
5 MILES: 75,657



0.5 MILES FROM OK-3
2.5 MILES FROM
KILPATRICK TURNPIKE
5 MILES FROM I-44
7 MILES FROM I-40

8221 GLADE AVENUE SITE PLAN



8221 Glade Avenue

- B: 7,315 SF +/- \$5,486.25/Month Modified Gross
- F: 1,850 SF +/- \$1,387.50/Month Modified Gross



8221 GLADE AVENUE AERIAL

