

395 W K Place & 1210 N Birch Street | Jenks, OK

A rare opportunity in the heart of Jenks—two versatile commercial properties offered together or separately, sitting on 1.24 acres with an additional ± 0.60 acres available for future expansion.

The existing 2 buildings total $\pm 10,400$ SF across six units, blending income stability with clear growth potential. Expansion plans for two new buildings (four additional units, $\pm 8,600$ SF) are already complete, providing buyers a turnkey path to development without starting from scratch.

1210 N Birch Street

- $\pm 3,200$ SF total, divided into two units
 - $\pm 1,600$ SF warehouse each
 - One warehouse unit outfitted with epoxy flooring and a mini split, both units have heaters
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395 W K Place

- $\pm 7,200$ SF total, divided into four units
 - Each unit: ± 300 SF office + $\pm 1,500$ SF warehouse
 - Each office has condenser/compressor cooling and heaters plus one unit added a mini split to the office space..
 - One warehouse unit has 3 mini splits.
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Future Building Expansion

- Two new buildings planned (two units per building)
 - Each unit: $\pm 2,100$ – $2,200$ SF with warehouse, office, restroom, loft/flex, and utility closet
 - Total proposed additions: $\pm 8,600$ SF (four units)
 - Plans are complete, giving buyers a turnkey path to expansion.
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Investment Highlights

- ±10,400 SF of leased warehouse and warehouse with office space (month-to-month, offering both income and owner-occupant flexibility)
 - Stable tenant base with most tenants in place for years with minimal turnover
 - Fully leased historically with consistent demand
 - Expansion potential: ±0.60 acres available with pre-designed building plans
 - Flexible layouts for multi-tenant income or single-user operations
 - Prime Jenks location with quick access to Hwy 75, Creek Turnpike, and Hwy 169, Minutes from Downtown Tulsa, Tulsa Hills, and Jenks Riverwalk
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