

For Lease

Warehouse/Office Space

\$10/SF NNN Lease

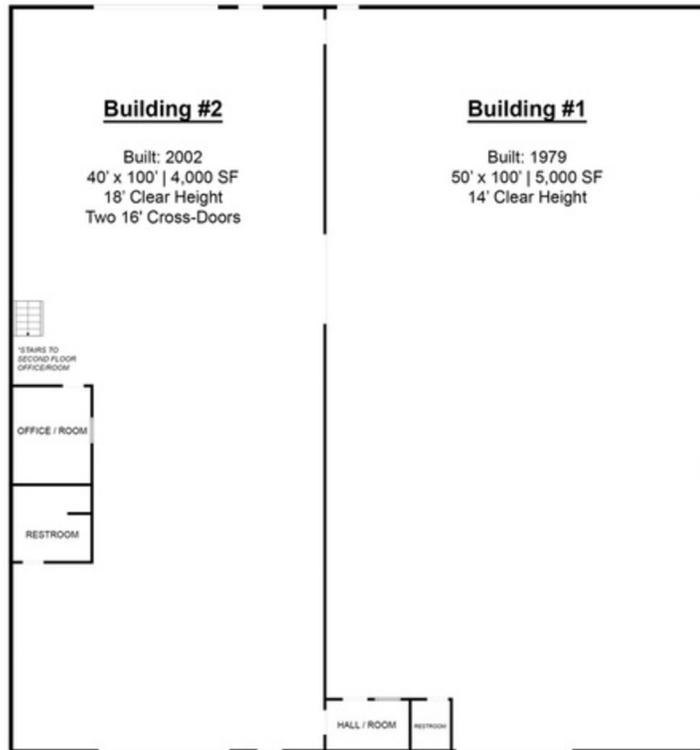
654 W 138th St
Glenpool, OK 74033



Office Warehouse Available in Glenpool

Now available for lease: Prime Glenpool Commercial Warehouse Opportunity. Exceptional functionality and visibility with this 9,000 sq ft commercial warehouse ideally located just off Highway 75 South in Glenpool.

Building Size:	9,000 Sq Ft
Built/Renovated:	1979 / 2002
Power Supply:	Heavy, Phase 3
Land Area:	1.83 Acres
Building #1:	14' Clear Height
Building #2:	18' Clear Height, 16' Cross-Doors
Energy:	Fully Insulated, Gas Heat
Rent:	\$7,500/mo \$10/SF/YR
Est. Taxes:	\$11,970. \$1.33/SF/YR



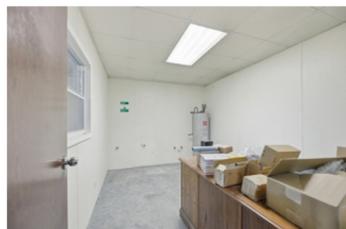
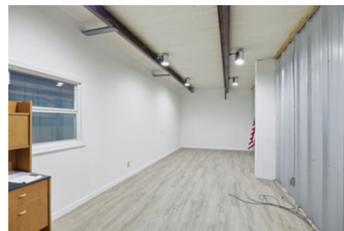
This versatile property offers a blend of office and warehouse space, perfect for a wide range of business operations or industrial use.

Inside, you'll find two private offices for administrative needs, plus one full and one half bath, providing convenience for staff and clients alike.

The spacious warehouse floor allows for flexible configurations, equipment storage, or production space. The original 5,000 sq ft building (50' x 100') with 14' clear height; 2002 is 4,000 SF (40' x 100') with 18' clear height and two 16' cross-doors for pull easy pull through accessibility. Full insulation and gas fired heating. Heavy 3phase power.

Sitting on over 1.80 acres (per tax records) the property includes a gravel lot with ample parking, secure perimeter fencing, double gates and easy access for trucks or deliveries.

The location offers excellent exposure and quick highway access, making it ideal for distribution, construction, logistics, or service-based businesses. Whether expanding your current operations or launching a new venture, this Glenpool warehouse delivers the space, access, and potential your business needs to thrive.



Contact

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