

**FOR SALE**

**\$15,500,000**

615 W Wilshire Boulevard, Oklahoma City



**INTERWEST  
REALTY**

Presented by

**George W. Huffman**

CEO | Managing Broker

M: 405-409-4400

O: 405-752-2525

[george@iwpok.com](mailto:george@iwpok.com)

[www.iwrealty.com](http://www.iwrealty.com)

# Executive Summary

An outstanding opportunity to own a 199,999 SF industrial warehouse in a highly visible, in-demand Wilshire corridor location between Broadway Extension and Nichols Hills. The property is well-positioned for multiple uses — from investment to owner-user occupancy to redevelopment into a modern industrial-retail concept.

The building is currently occupied in part by Wilshire Gun Range, a well-known Oklahoma City destination, and includes flexible multi-unit space suitable for additional users. While the current tenant provides stability, the property offers much greater potential through repositioning, re-leasing, or redevelopment to maximize value.

Features include a fully sprinklered building, abundant surface parking, 17 overhead doors (14 dock-high, 3 ramped drive-up), and one large unit with built-in cold storage.

Adding to its appeal, the property is located just minutes from The Half, one of Oklahoma City's newest and most dynamic retail destinations — home to Flix Brewhouse, Chicken N Pickle, and the brand-new Andretti Indoor Karting & Games. This rapidly growing area highlights the site's incredible potential for a future industrial-retail conversion or mixed-use repositioning.

**Additional Opportunity:** An adjacent 3.72-acre commercial tract at the hard corner of W. Wilshire Blvd. and N. Classen Blvd. is also available separately — providing an excellent expansion option for buyers needing additional land.

This property offers a unique combination of location, scale, and flexibility in one of Oklahoma City's most active growth corridors.

For more information, contact:

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# **Additional Value Add - Suite 1000 – 46,323 SF**

## **Specialized Cannabis Cultivation & Processing Facility**

WE ARE LOOKING FOR AN OWNER OPERATOR FOR Cultivation and Processing operation in Suite 1000! This opportunity represents one of the most unique and specialized offerings in Oklahoma City's industrial/cannabis market. Take advantage of 25,000 SF MOL improved space of this 46,323 SF suite ready to go with state-of-the-art cannabis cultivation and processing lab, engineered for scale, efficiency, and compliance, with room to grow.

A few of its features as listed below:

- Buyer or renter must bring their own licensing or apply to assume the ones that are in place
- 1 class 6 Hazardous Cannabis Manufacturing C1D1 extraction room
- 8 fully built out grow rooms, in excess of 1,600 + lights, 30 tons of HVAC per room, large veg room, 2 engineered drying rooms, ample storage, fertigation room, on and on.

### **Sale Structure:**

The real estate is offered for sale separately from the equipment and business operations. Buyers may:

- Purchase the building as a blank shell, with the Seller liquidating equipment prior to closing, OR
- Negotiate the purchase of equipment directly with the Seller for a turnkey, fully operational grow and processing facility, or the invested partner may do a lease back until re-rented or sold.

This flexibility allows an incoming Buyer to either repurpose the high-quality industrial space to suit their own needs or acquire a ready-to-operate, high-end cannabis cultivation and processing facility (subject to proper licensing).

**Key Advantage:** With its specialized buildout and scale, Suite 1000 is ideal for a multi-state operator (MSO) or regional player looking to enter or expand within the booming Oklahoma Market.

# Alliance Commerce Center

615 W Wilshire Boulevard | Oklahoma City

1957 Year Built

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2014 Renovations

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199,999 Square Feet

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7.74 Acres

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I-2 Zoning

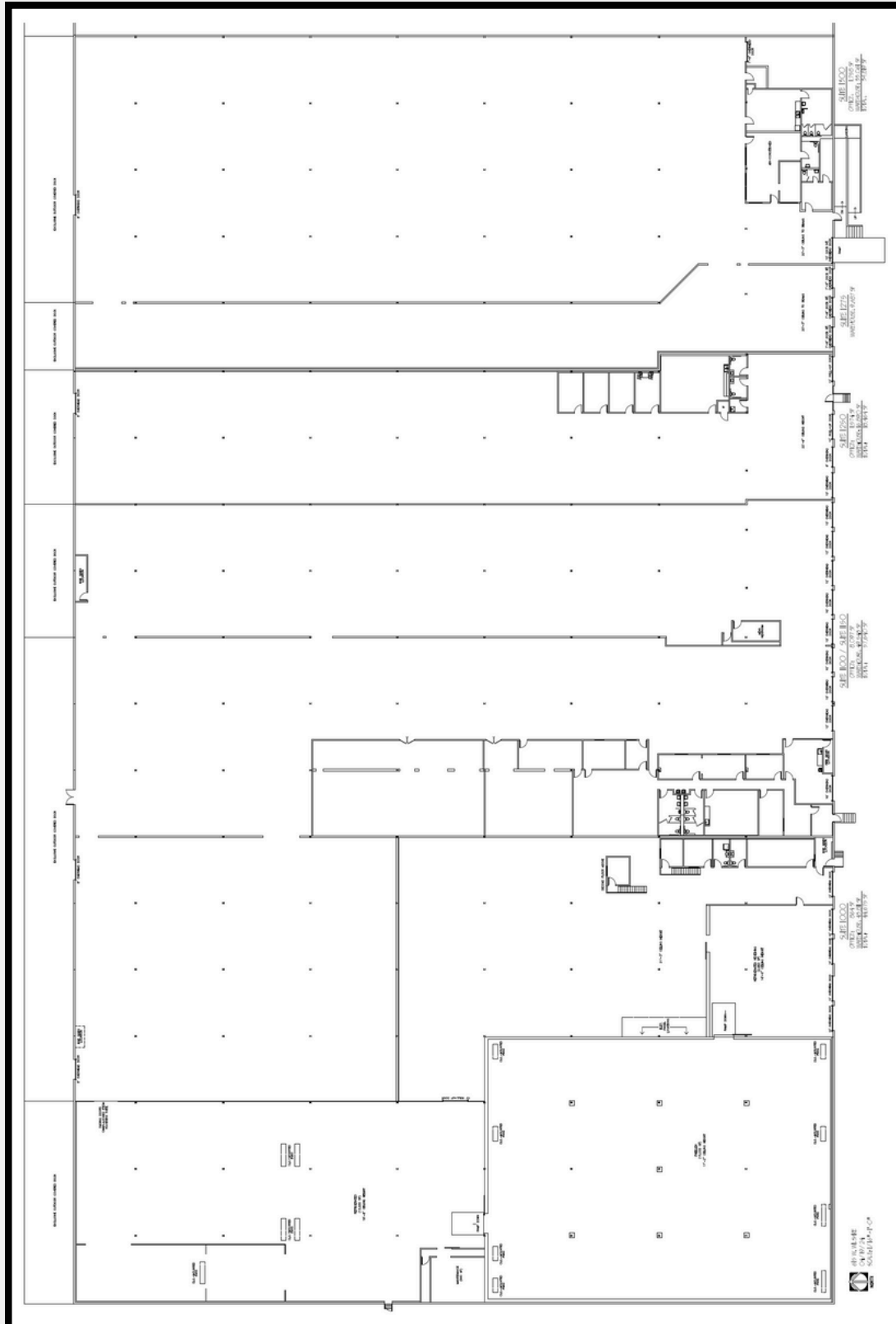
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182 Parking Spaces

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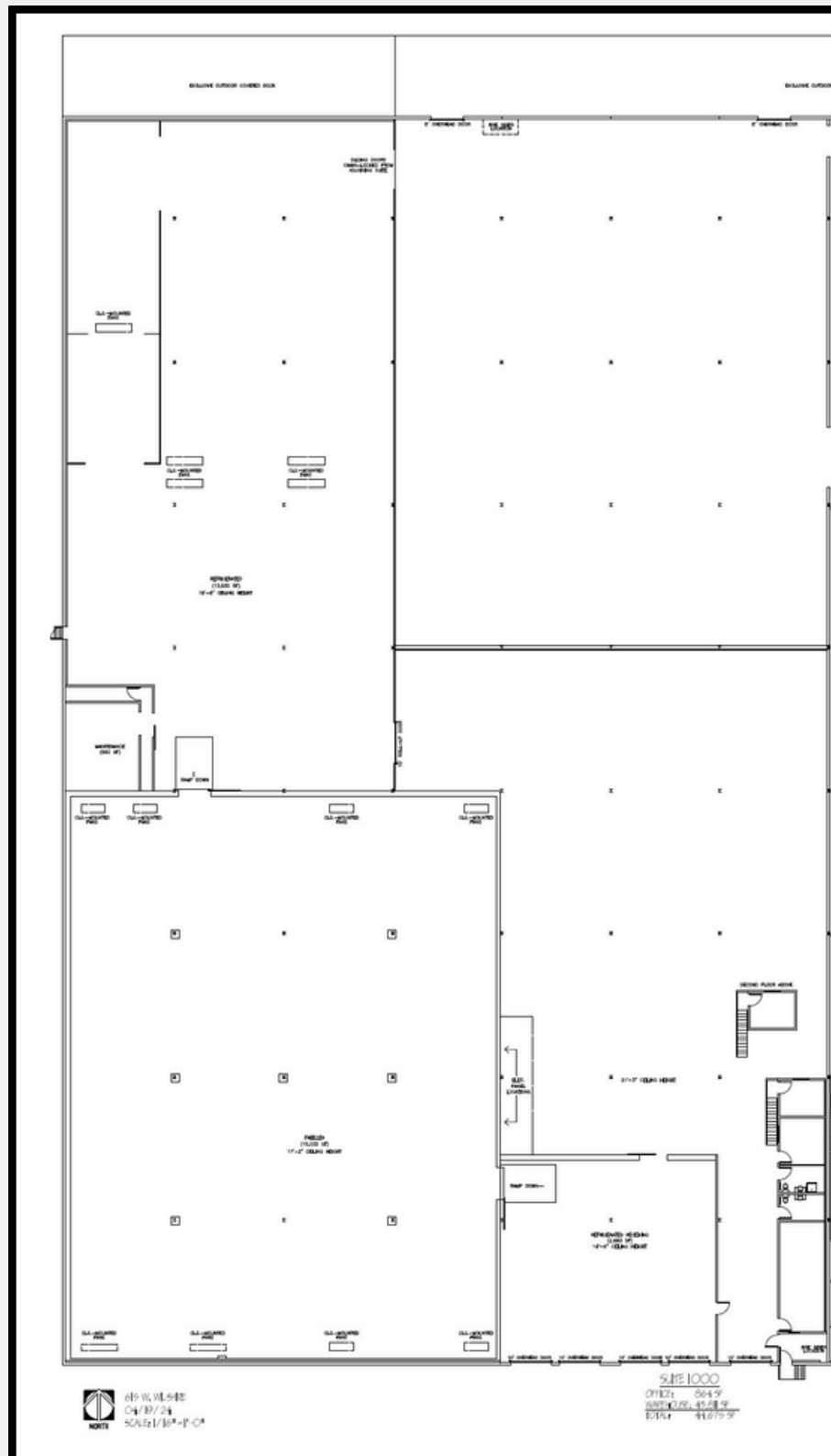
# Floor Plan - Overall





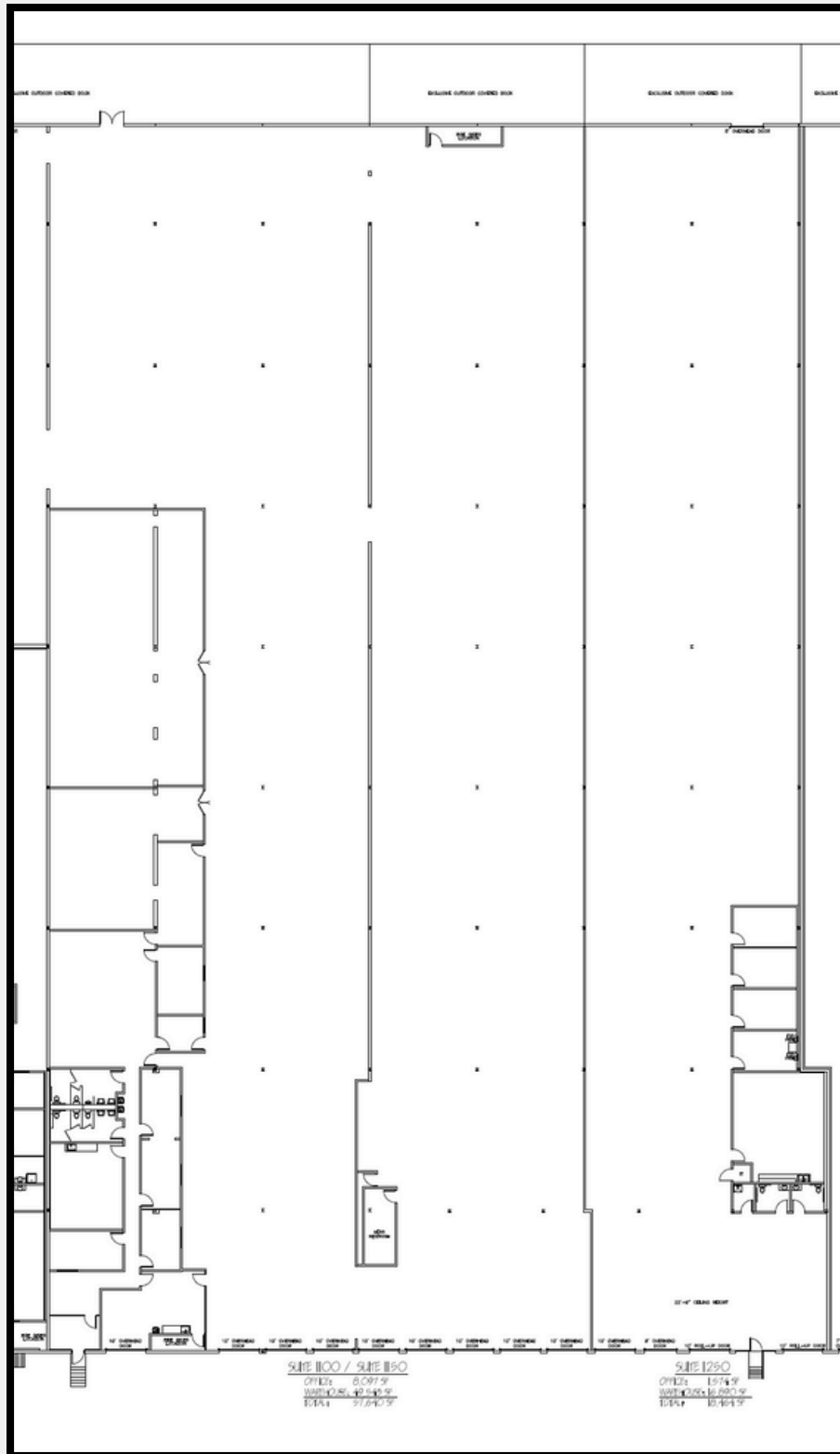
# Floor Plan

## Suite 1000



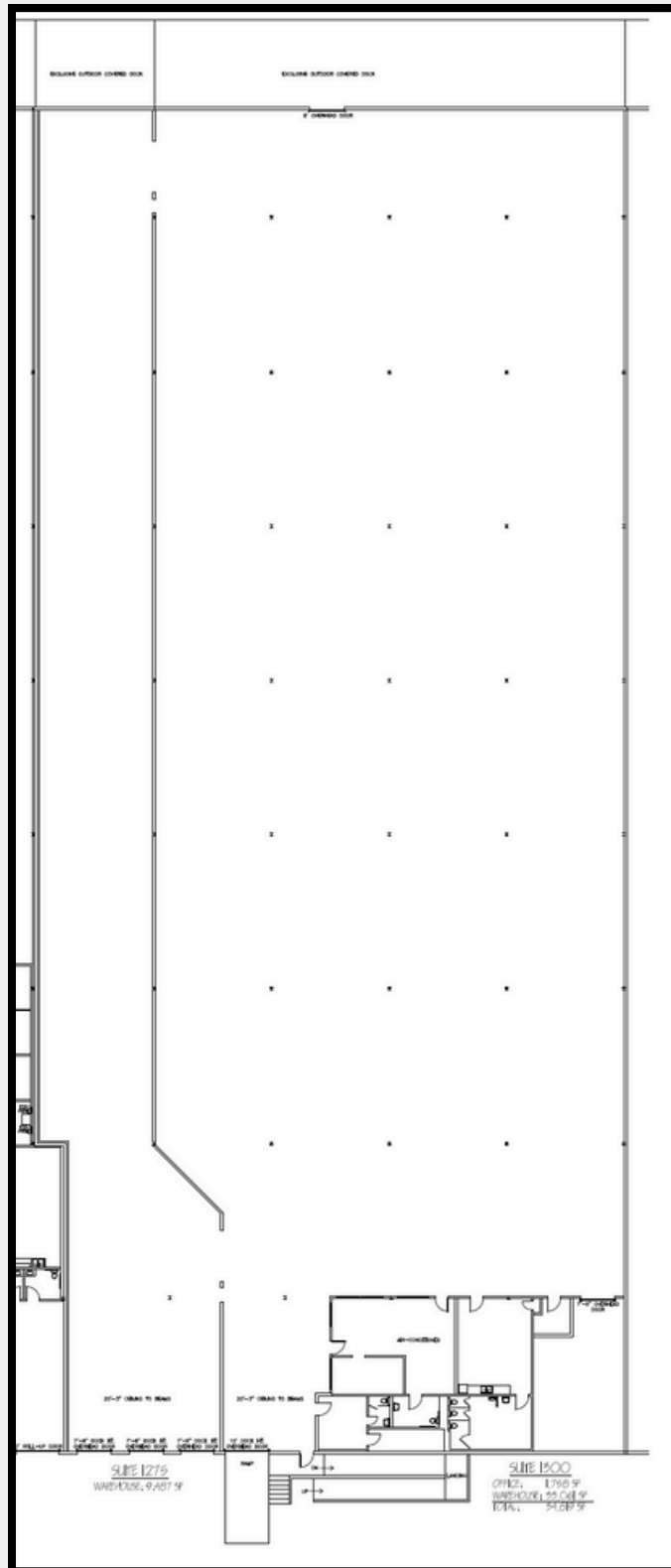
# Floor Plan

## Suite 1100 - 1250



# Floor Plan

## Suite 1275 - 1300





# Property Highlights

- 199,999 SF industrial warehouse with flexible multi-unit layout
- Current tenant: Wilshire Gun Range, long-term local presence
- Ideal for owner-user, investment, or redevelopment
- 17 overhead doors: 14 dock-high, 3 drive-thru
- One unit with cold storage
- Fully sprinklered with modern infrastructure
- Expansive parking and excellent circulation
- Prime Wilshire corridor location near Nichols Hills & Broadway Extension
- Minutes from The Half, a major new retail hub (Flix Brewhouse, Chicken N Pickle, Andretti Indoor Karting & Games) and new OnCue

**INTERWEST**  
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