

8009 GLADE AVENUE
OKLAHOMA CITY, OK 73132



Industrial Space For Lease

4,800 SF Available

Lease Price: \$9.00/SF Modified Gross

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PROPERTY OVERVIEW

TOTAL SF	28,800 SF +/-
SF AVAILABLE	4,800 SF +/-
LOT SIZE	2.54 ACRES +/-
ZONING	I-2
DOORS	(6) DOCK HIGH & (6) GRADE LEVEL
BUILT	2022

PROPERTY HIGHLIGHTS

- 28,800 SF Class B Industrial Business Park built in 2022
- 4,800 SF available with both dock high and grade level door access
- 6 dock high doors and 6 grade level doors throughout the park
- I-2 zoning on 2.54 acres in the heart of NW Oklahoma City

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



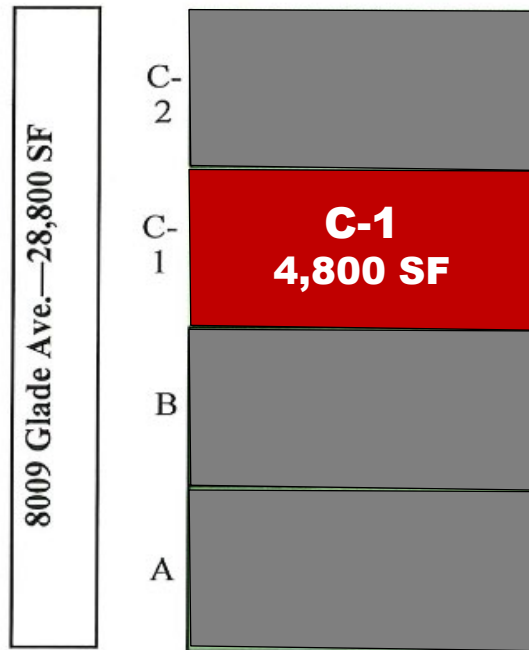
TOTAL HOUSEHOLDS

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

8009 GLADE AVENUE SITE PLAN



8009 Glade Avenue - \$3,600/Month Modified Gross

- C-1: 4,800 SF +/-



8009 GLADE AVENUE AERIAL

