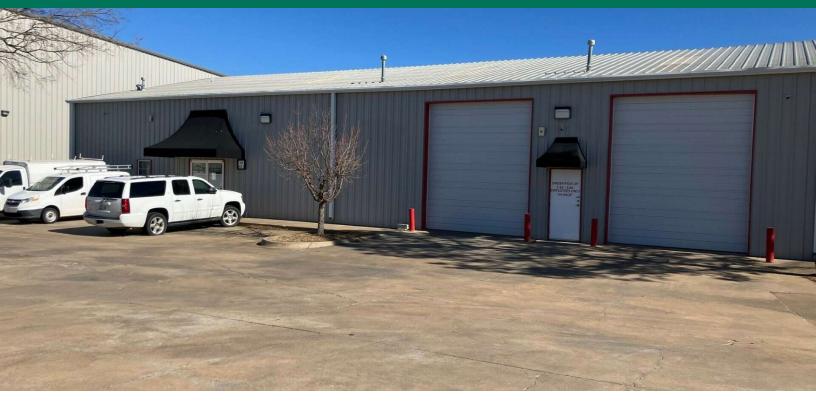
## PRICE EDWARDS AND CO.



### 8106 GLADE AVENUE BUILDING 1

OKLAHOMA CITY, OK 73132



#### **PROPERTY HIGHLIGHTS**

- 6,000 SF, stand-alone, metal building (60'x100')
- Coffee bar
- 2 restrooms
- ±1,200 SF of office space
- Central HVAC in office
- Heated insulated warehouse
- No columns providing clear span usable warehouse space
- 9 parking spaces are available
- Two (2) 12'x14' overhead doors with openers
- 7 total buildings on the cul-de-sac
- 220-3 phase electric
- Concrete drive and concrete parking lot
- · Skylights in the warehouse provide ample, free light
- · Local, responsive ownership next door to property
- Zoning: I-2

#### **TOM FIELDS**

tfields@priceedwards.com 0: 405.239.1205

#### LOCATION DESCRIPTION

Located south of NW Expressway & Rockwell Ave. and north of Wilshire. About 5 minutes east of John Kilpatrick Turnpike. Wiley Post Airport is a few blocks south of the property.

#### **OFFERING SUMMARY**

Lease Rate:

Available SF: ±6,000 SF

\$5,100 / month includes taxes, insurance and maintenance

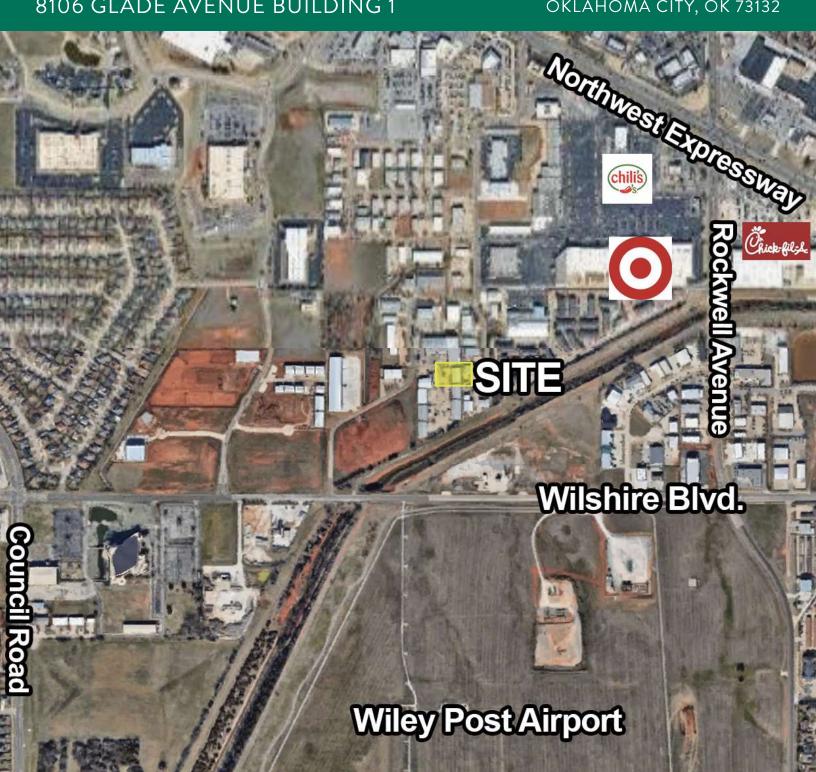
Tenant is responsible for utilities and internet

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