



FOR SALE - \$806,000

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|-------------------------|---------------|
| Building Size: | 13,000 SF |
| Lot Size: | 0.69 AC |
| Office Size: | 8,000+/- SF |
| Dock High Doors: | Two (2), 8x10 |
| Clear Height: | 22' |
| Year Built: | 1996 / 2012 |
| Zoning: | IM |
| Power: | 3-Phase, 208V |
| Available: | Spring 2020 |

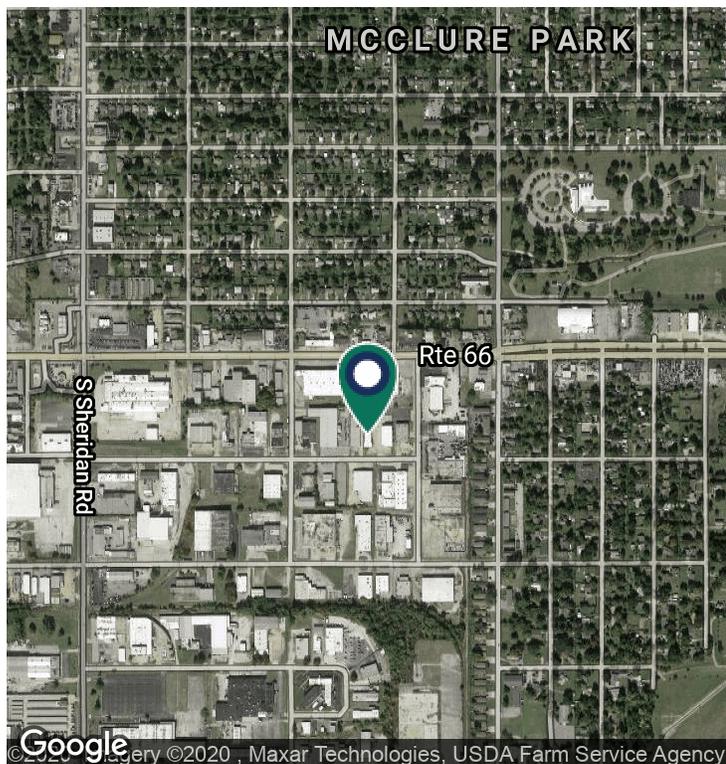
PROPERTY OVERVIEW

- * Available for Owner/User.
- * Office / Warehouse - 13,000 SF in two buildings.
- * 8,000 SF 2-story office building, built - 1996.
- * 5,000 SF warehouse, built - 2012.
- * 100% climate controlled - office and warehouse.
- * Warehouse has separate restroom with shower.
- * Buildings are connected by a covered walkway.
- * Two (2) dock-high loading doors.
- * Concrete parking/loading.
- * Business relocating Spring 2020.

LOCATION OVERVIEW

Located on East 12th Street, east of South Sheridan Road and south of 11th Street in Tulsa, Oklahoma with easy access to I-244 and Highway 169.

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