

BROKEN ARROW WAREHOUSE WITH DOCK FOR LEASE



**604 N REDBUD AVE
BROKEN ARROW, OK 74012**

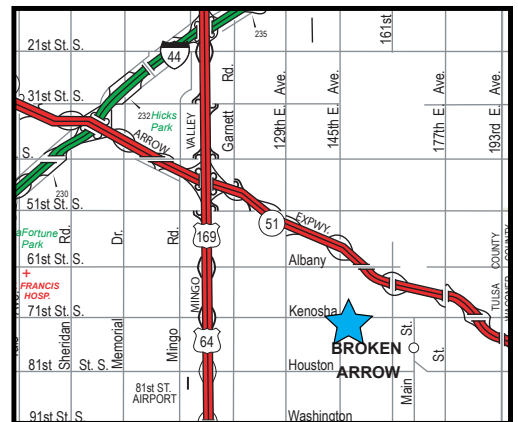
SIZES

- 21,972 SF Space
 - 4,200 SF ± Office/Tech Area
 - 17,772 SF ± Warehouse

FEATURES

- Economical warehouse/storage space with remodeled offices
- Dock Door Loading Access
- Industrial Heavy (IH) Zoned
- Clear span buildings; 15'+ clear
- 3 Phase Power; 240V, 200 Amp
- Exhaust fans/vents
- T8 and LED Warehouse Lighting
- 16 ± Parking spaces
- Modified Gross Lease; Tenant pays utility reimbursements
- Broken Arrow's premier Graham Franklin Industrial Park

* Available July 1, 2025



The information contained herein is believed to be accurate but is not guaranteed as to accuracy and may change or be updated without notice.

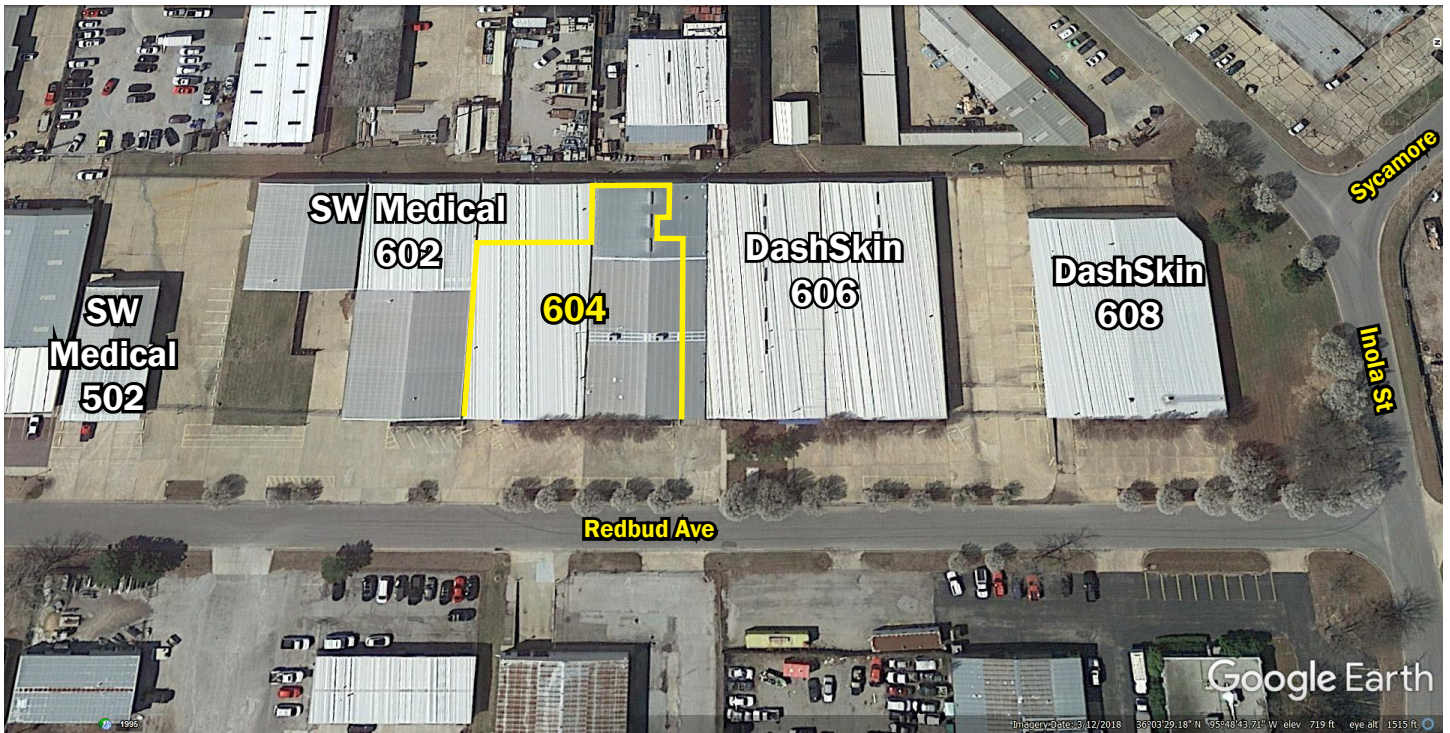
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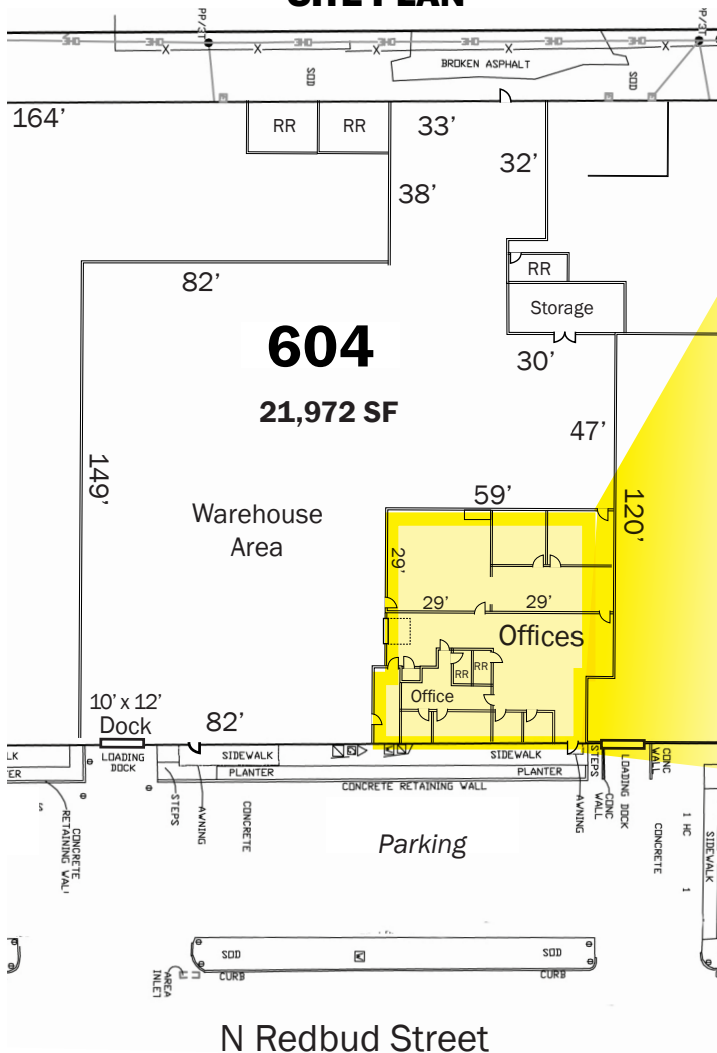
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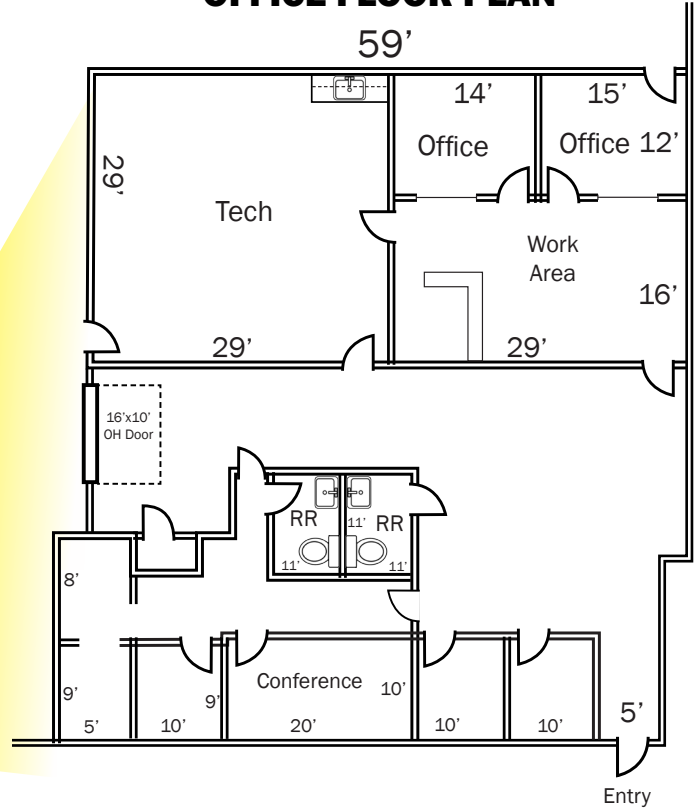
Redbud Business Park Aerial



SITE PLAN



OFFICE FLOOR PLAN



- * Dimensions are approximate
- * Columns not shown, typical 25'x82' spacing
- * Training/work area removal can be considered

PHOTOS



Warehouse



Warehouse



Office Area



Office Area



Training Room