

# Office/Flex Warehouse for Sale

10855 E. Admiral Place, Tulsa, OK 74116

Listing Price:

\$3,000,000



## PROPERTY HIGHLIGHTS

- 10—Ton, 50'+/- Long Bridge Crane
- 30' Sidewall Height, 54' Ridge Height
- (2) - 14' x 16' Drive-In Doors
- (1) - 14'x 16' Well-dock Door
- (1) - 20' x 20' Automatic Drive-In Door
- 12" Concrete in truck yard area
- LED and natural lighting
- Gas powered, water circulated, radiant heated floors
- Exhaust fans
- 800 Amp Electrical Service with opportunity for 1,600 AMP step up
- 3 Phase power on each column
- Jib Cranes for pneumatic tools
- Building pad in place, stubbed out electrical and plumbing for a 5,000+/- sf, two story office in the parking lot with completed building plans.

Source: Owner, County Assessor and INCOG.

**Zoning: Commercial Shopping (CS)**  
**with Special Exception for Wholesale, Distribution, and Storage/Warehouse.**

Disclaimer: Neither the Seller, Owner or Broker represents, warrants, either by implication nor express statement, the accuracy or completeness of the information contained in this property presentation.



**Jared Jones, CCIM**

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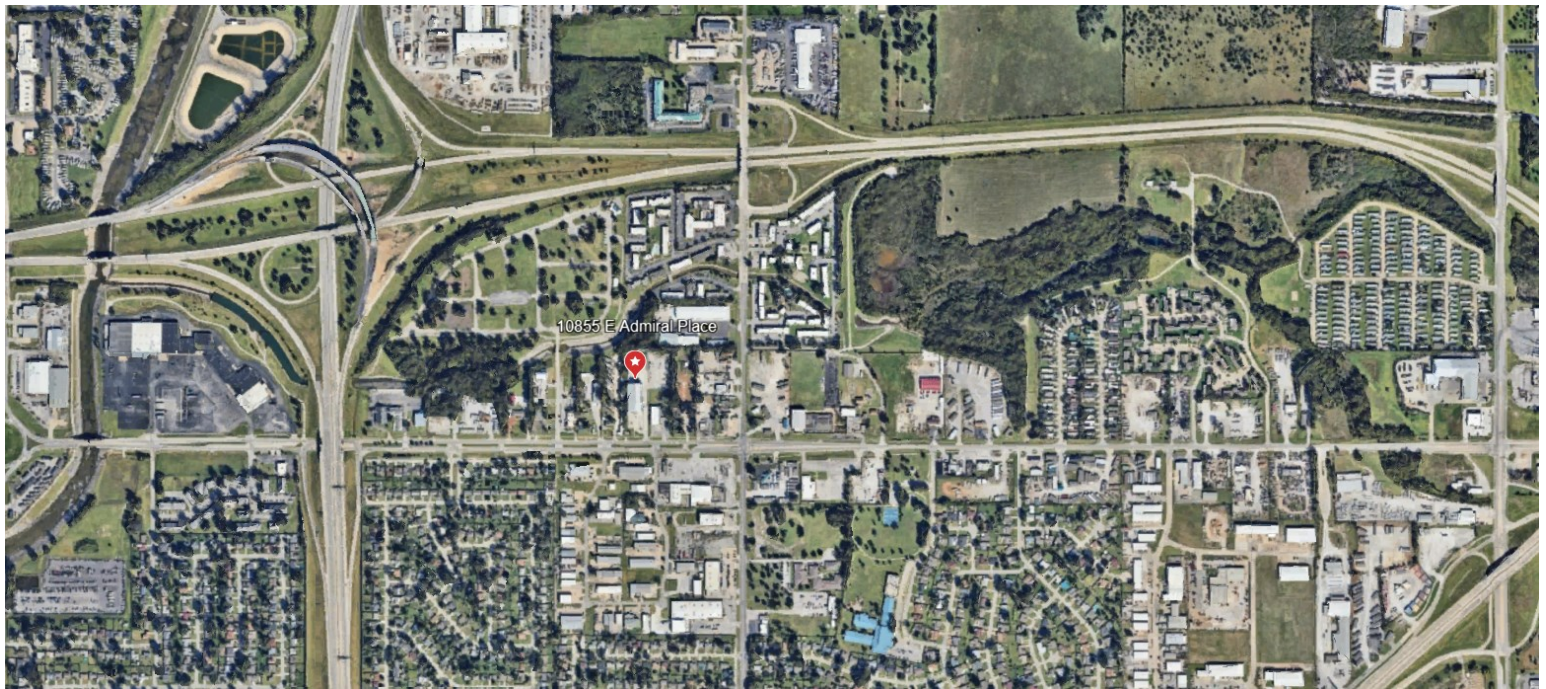
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10855 E Admiral Pl S



Sketch by Apex Sketch

Source: Owner, County Assessor and INCOG.

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Building Pad for proposed 2-story office building



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