



**Kay Sullivan**  
BROKER-ASSOCIATE®

*Specializing in Commercial  
Real Estate*

**918.924.2405**  
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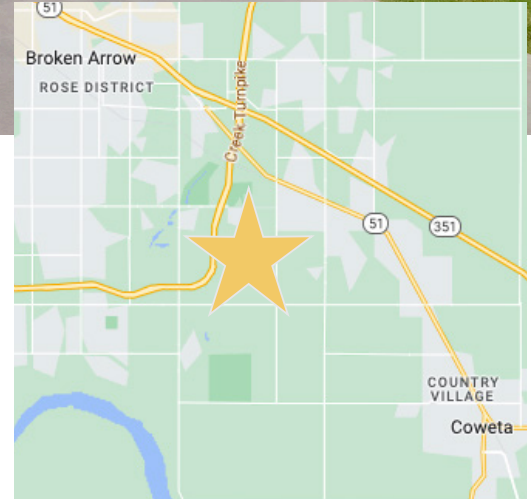
**Heather Agnew**  
REALTOR-ASSOCIATE®

*Specializing in Commercial  
Real Estate*

**918.946.1918**  
hagnew@cctulsa.com

# OFFICE/WAREHOUSE FOR SALE

11200 S 225th E Avenue • Broken Arrow, OK 74014  
23,000+/- SF Total



This is a great investment opportunity. Fully leased Office/Warehouse with 20 parking places. Eight more years left on a NNN Lease with National Credit tenant. Six roll-up doors 16' high and 12' wide. Phase 3 power. 45,000 sf of fenced yard space. 17 offices, storage room, board room and a full chef's kitchen. Warehouse has a climate-controlled tool room.

Sale Type	Investment	Rentable Building Area	23,000 SF
Property Type	Industrial	Office	7,245 SF
Lot Size	2.50 AC	Warehouse	15,755 SF
No. Stories	1	Tenancy	Single
Year Built	2019	Clear Ceiling Height1	6ft.
No. Drive In / Grade-Level Doors	6		

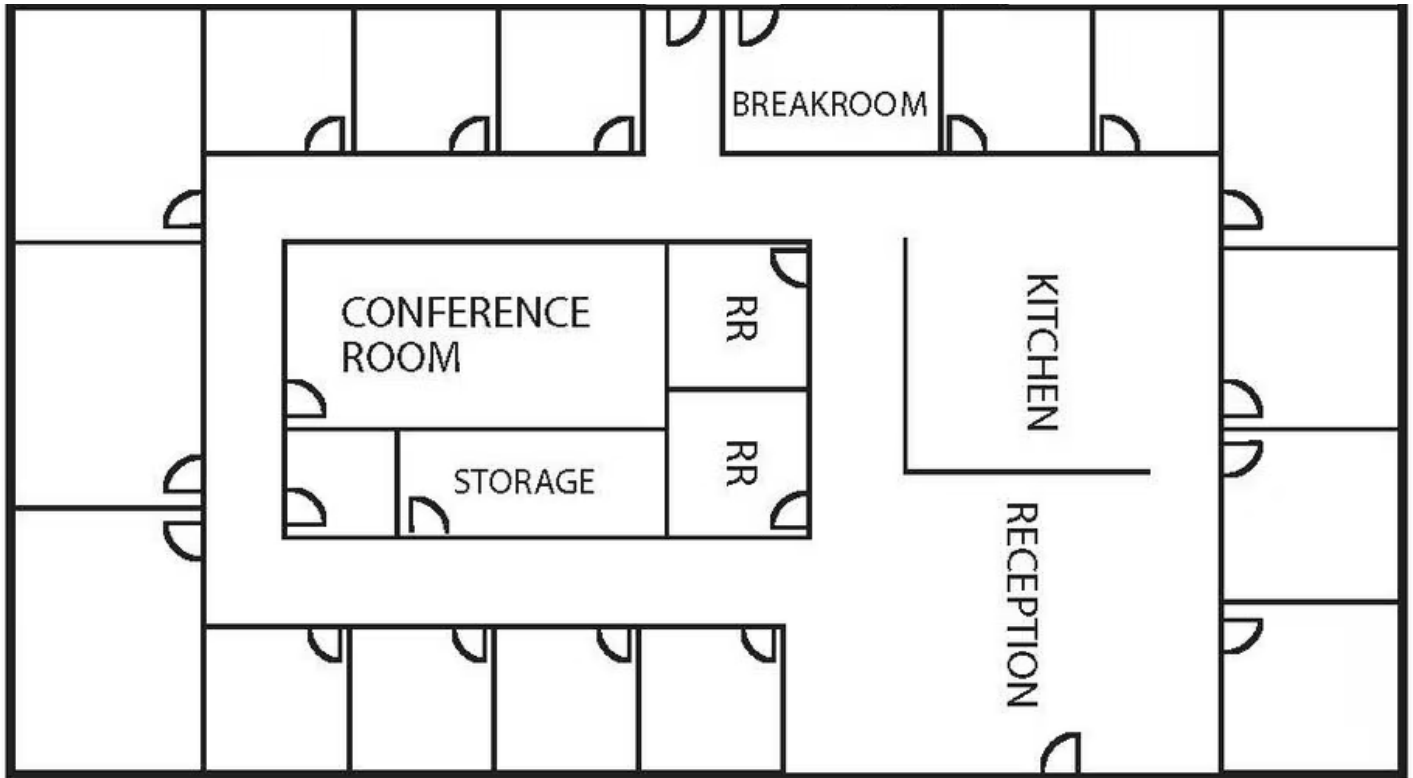
Information is deemed reliable but not guaranteed. Buyer to verify all information.

Office: 7510 E. 111th St South, Bixby, OK 74008 • Phone: 918-943-3009



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## OFFICE AREA

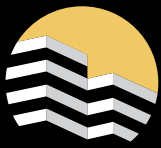


**LOBBY AREA FINISH**



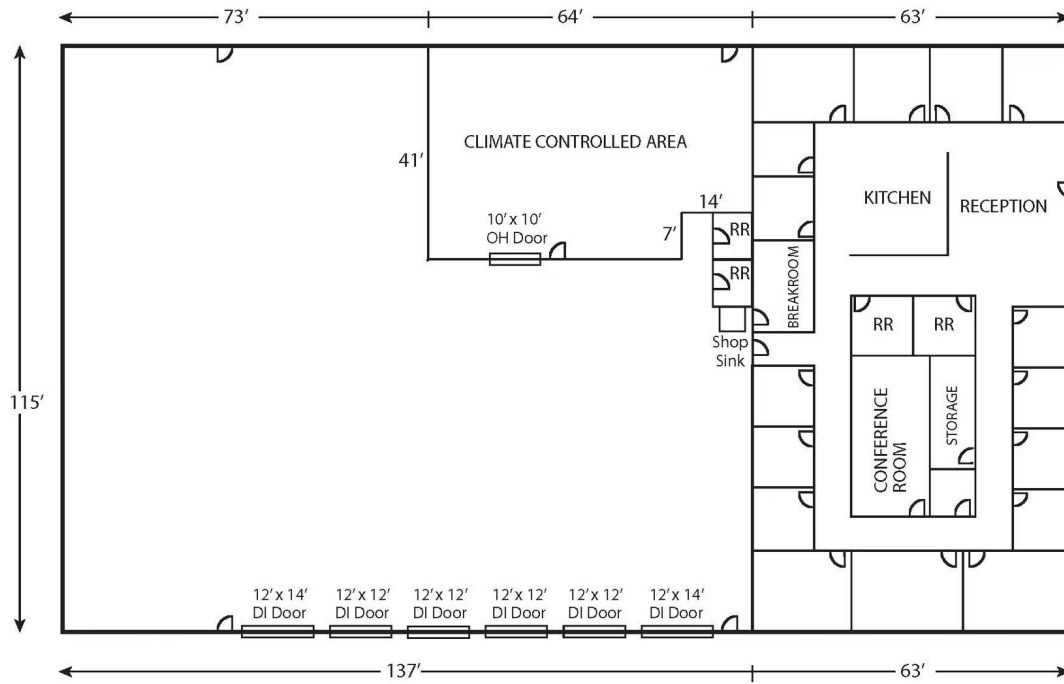
**CONFERENCE ROOM**





Office/Warehouse | 11200 S 225th E Avenue | Broken Arrow, OK 74014

## SHOP/WAREHOUSE



**WAREHOUSE/SHOP INTERIOR**



**WAREHOUSE KITCHEN**





CHINOWTH & COHEN  
**COMMERCIAL**

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## PHOTOS - OFFICE AREA - 7,245 +/- SF



RECEPTION WAITING AREA



GUEST WAITING AREA



OFFICE ENTRANCE





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**PHOTOS - OFFICE AREA - 7,245 +/- SF**



**UTILITIES**



**PRIVATE OFFICE FINISH**



**PRIVATE OFFICE FINISH**



**OFFICE KITCHEN/BREAKROOM**





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**PHOTOS**



**WAREHOUSE/SHOP LOADING DOORS**



**FENCED YARD AREA**



**INTERIOR VIEW LOADING DOORS**



**WAREHOUSE/SHOP INTERIOR**



**CLIMATE CONTROLLED STORAGE - 2,526 SF**



**WAREHOUSE/SHOP RESTROOMS**





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## PHOTOS



**AMPLE PARKING**



**EXTERNAL DOORS INTO OFFICE**



**WAREHOUSE/SHOP INTERIOR**





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& COHEN REALTORS, RECOGNIZED AS THE LARGEST #1  
INDEPENDENT REAL ESTATE COMPANY IN OKLAHOMA

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