

CENTRAL TULSA CLIMATE SHOWROOM/WAREHOUSE FOR SALE



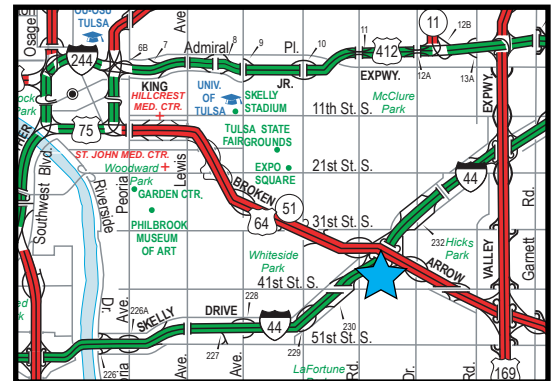
6839 E 40TH ST, TULSA, OK

SIZES

- 7,780 SF ± Full Climate Showroom/Warehouse*
 - 3,660 SF ± Showroom/Offices
 - 3,550 SF ± Warehouse
 - 550 SF ± Utility Area
- 13,909 SF (.32 AC) Land
 - 1,000 SF ± Gated/Fenced Loading/Outside Storage(See Building/Site Plan)

FEATURES

- Newly renovated building in 2024 building, including –
 - New HVAC, spray foam insulation, LED lighting and epoxy floors to warehouse
 - Fenced/gated outside storage with new concrete and synthetic carpet
 - New showroom/lobby configuration, vinyl plank flooring, dark painted ceilings and LED lighting.
 - Exterior wall painting and new landscaping
 - 12'x12' Grade level OH door to back warehouse
 - 13.5' Clear height to center
 - 240V 3-Phase Electric
 - Block/Metal Construction with Brick Veneer (1970 YOC)
 - Operating Dog Training/Boarding business; will vacate upon sale **(Please do not disturb business)**
 - IL Zoning (Industrial Light)
 - Convenient nearby access to 41st Sheridan/I-44 and BA Expwy
- * Building size field verified; CH records SF is incorrect.



Contact: Monty Berry, CCIM, SIOR

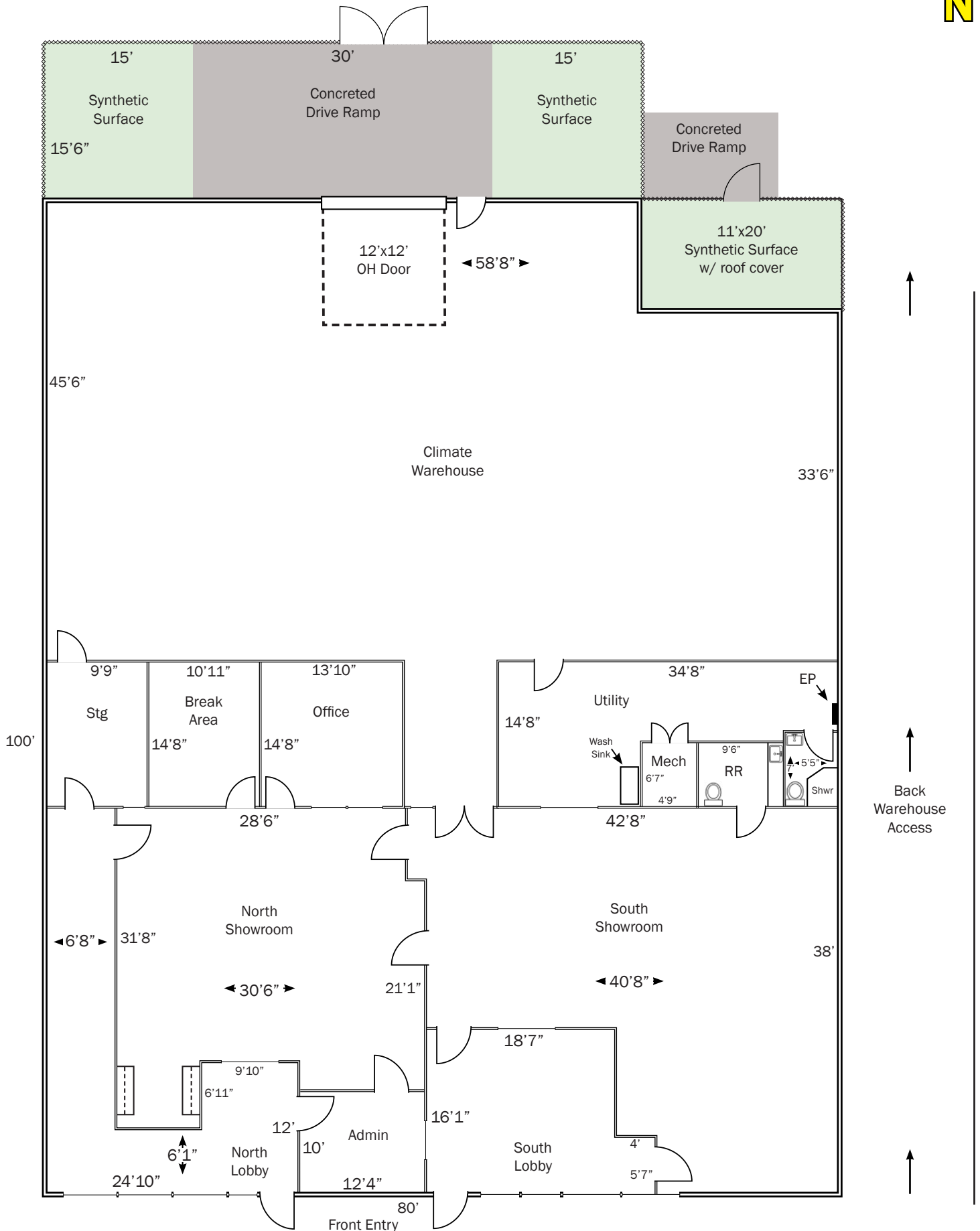
Office (918) 280-9900 | **Cell** (918) 695-4162 | **Fax** (918) 280-9902
E-mail Monty@EquitasRealty.com



Building/Site Plan



Compacted Gravel Section



Aerial



Exterior Photos



BACK GATED LOADING AREA



BACK GATED AREA

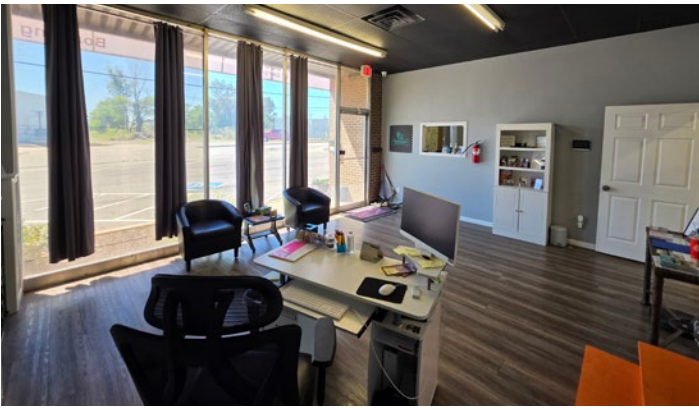


BACK GATED LOADING AREA



BACK GATED AREA

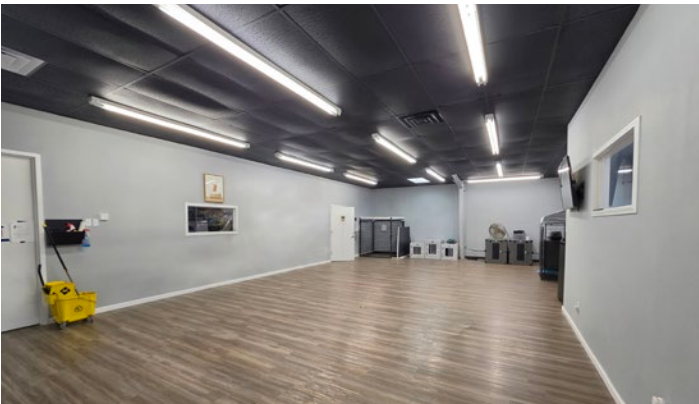
Interior Photos



NORTH LOBBY



SOUTH LOBBY



NORTH SHOWROOM



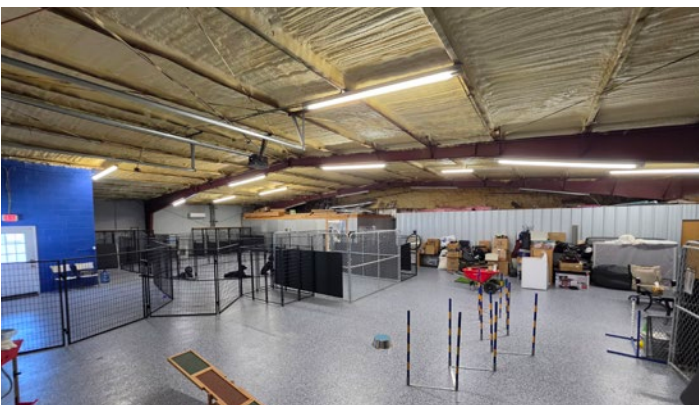
SOUTH SHOWROOM



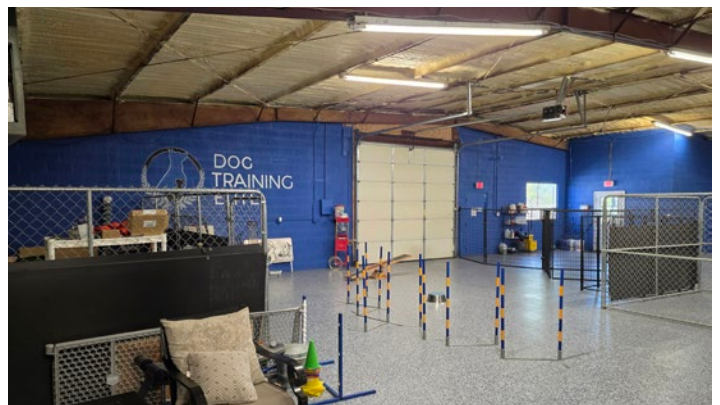
UTILITY ROOM



BREAK/OFFICE



WAREHOUSE



WAREHOUSE OH DOOR