

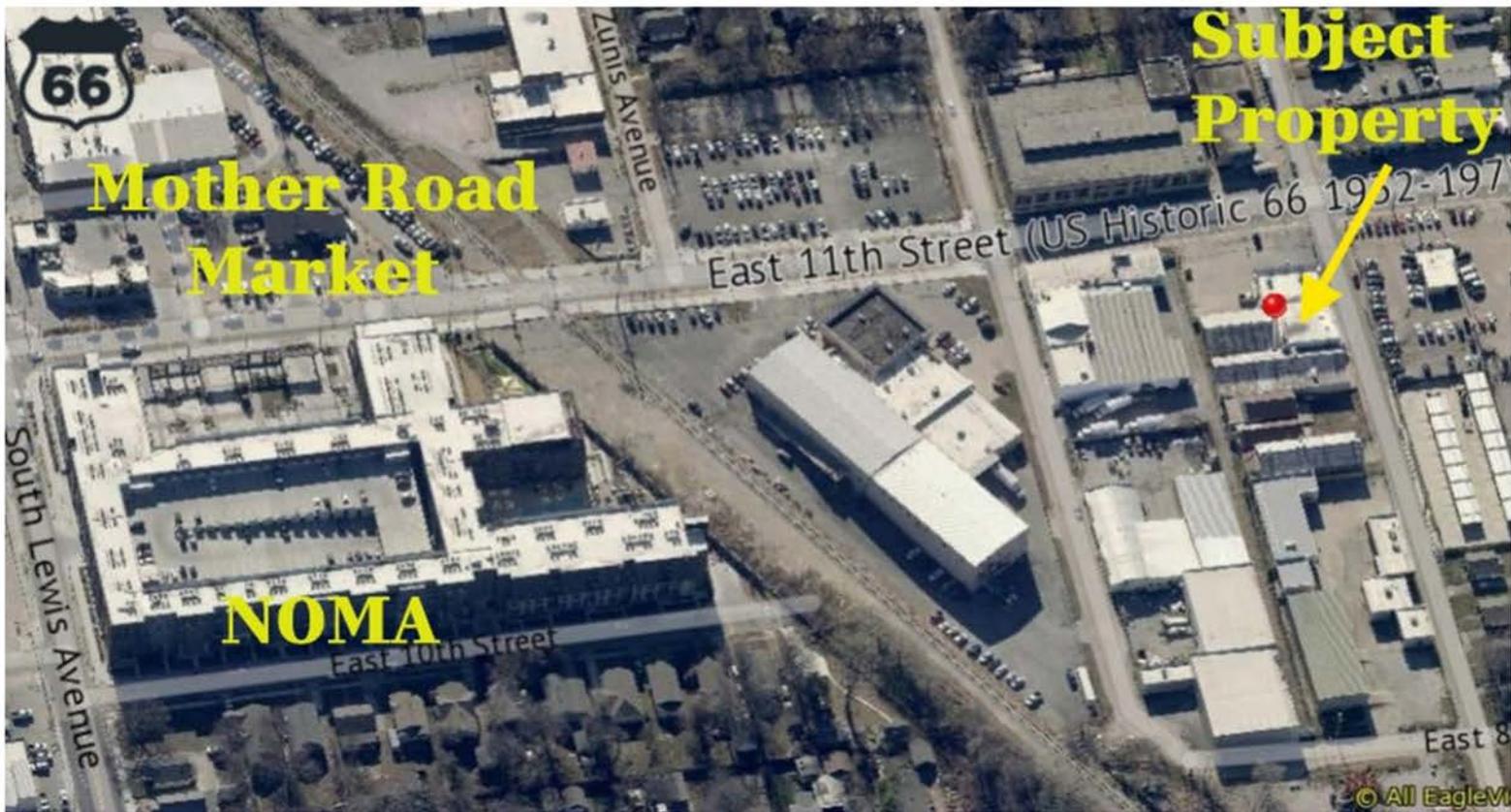
AVAILABLE

George Thomas Co.

Commercial Industrial Investment Properties

Commercial-Industrial Property with Fenced Yard

835 S. Xanthus Place, Tulsa, OK, 74104



For additional information contact:

George Thomas, CCIM

gt@georgethomasco.com

918-697-4400

All statements herein are for information purposes only and are believed to be reliable. However, no warranty or representation is made as to the accuracy thereof, and the same is submitted subject to errors, omissions, changes of price, terms, conditions, or prior sale.

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Zoning: CH (Commercial Heavy)

Office-Showroom Space: Approx 2,400 sq. ft. in 5 rooms

Total Building Size: Approx. 19,400 Sq. ft in 2 stories
Land Size: Approx. 26,798 sf

Ceiling Height: Varies from 8 feet clearance in South bay to 13.9' feet clear in North Bay.

Overhead Doors: 12' X 12' OH door at grade level in South Bay
8 X 10' OH door at grade level serving the North Smaller bay.
7' X 10 OH door at grade level serving the South Smaller bay.

Sprinkler & Power: The building has sprinklers & heavy electrical power
Source: Owner, and Tulsa County Courthouse Records.

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