

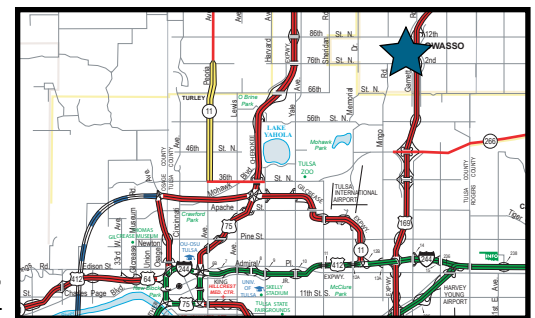
NEW OWASSO COMMERCIAL DEVELOPMENT FOR LEASE



314 E 5TH AVE, OWASSO, OK 74055

5TH AVENUE BUSINESS PARK

- Spaces available from 2,400 sq ft to 14,400 (±) sq ft
- Industrial Light Zoning (IL) allows Commercial showroom, storage and light industrial uses
- Climate Controlled (8-ton unit per 2,400 sq ft.)
- Excellent Highway **169** Visibility
- Great access to Hwy **169**
- 16'-17' (±) Clear height
- 14' x 14' Overhead door in each space
- Distinctive storefront and building signage
- Model space available
- Join quality, growing Tenant mix including: Golf Simulation, Outdoor Hunting & Gear, Window Tinting, Orthopedics, Event Center, Wellness and Chiropractic



Area Map

City of Owasso retail sales exceeded \$1 Billion in 2021

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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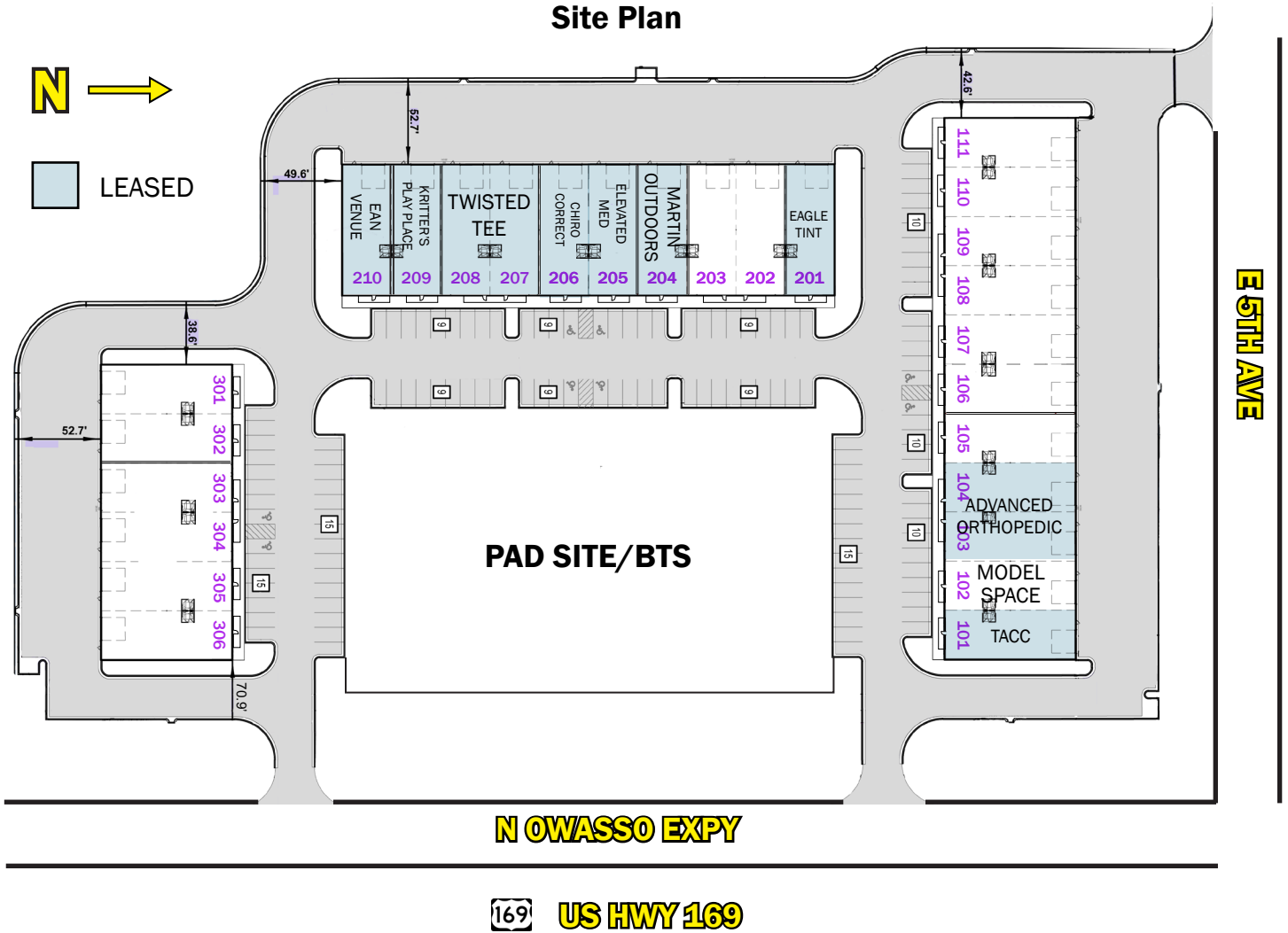
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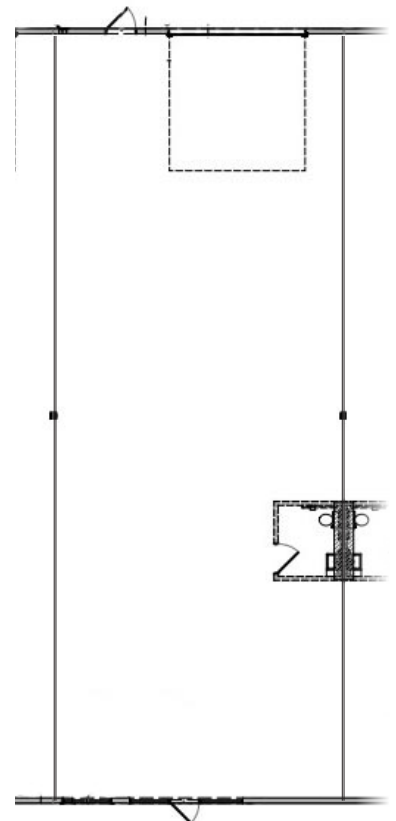
E-mail Garrett@EquitasRealty.com

Site Plan



Each Lease Unit includes the following finish conditions:

- Open wood truss exposed ceiling showroom
- ADA compliant single toilet restroom with cabinet/vanity, 9' smooth ceiling with canned lighting
- 8 ton package HVAC RTU ducted to restroom/office and showroom; includes programmable thermostat
- 2 - LED Strip-mounted lights
- 1 - 14' x 14' insulated overhead door in warehouse.
- 1 - 30"x84" aluminum - bronze finish door - retail/store front.
- Exterior lighting with decorative sconce
- 200 amps electrical Service; standard duplex electrical outlets provided
- Sprinkler system, Fire Alarm, exit lighting, fire extinguishers and smoke detectors
- 6" Concrete slab flooring



Aerials



Typical Spaces



Finish Sample Photos



Exterior Signage



Exterior Signage



Lobby/Reception



Lobby/Reception



Standard Open Showroom



Standard Open Showroom

Vacancies



Building A: 2,400-14,400 SF



Building B: 4,800 SF



Building C: 9,600-14,400 SF