



CHINOWETH & COHEN  
**COMMERCIAL**

**CONTACT**

**Kay Sullivan**  
BROKER-ASSOCIATE®

*Specializing in Commercial  
Real Estate*

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**Heather Agnew**  
REALTOR-ASSOCIATE®

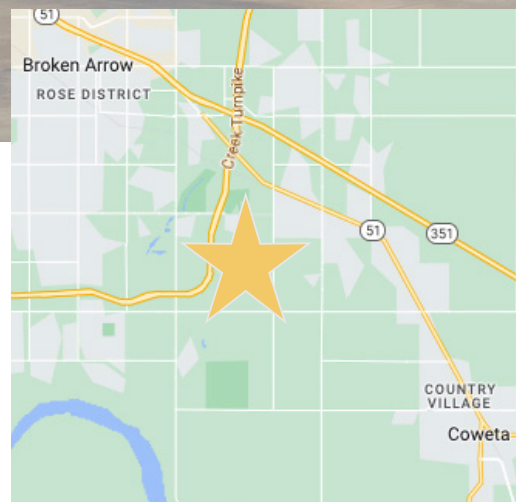
*Specializing in Commercial  
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**918.946.1918**  
hagnew@cctulsa.com

# OFFICE/WAREHOUSE FOR SALE / LEASE

**11160 S 225th E Avenue • Broken Arrow, OK 74014**

**25,070+/- SF Total**



- + 16,715 Shop\*
- 2,904+/- SF\* (44' x 66') Climate Controlled Shop Room
- + 8,365+/- SF Office\*
- (10) Private Offices
- (2) Executive Offices with Private Restrooms
- Conference Room (22' x 31')
- Employee Workroom (25' x 31')
- Safe Room (6' x 14')
- + Loading Doors
- (2) 12' x 14' Drive-In Doors
- (4) 12' x 12' Drive-In Doors
- + 16' Eaves
- + Fully Insulated Warehouse
- + Clear Span; No Columns
- + 208v, 3-Phase
- + Full Kitchen / Breakroom
- + Shop Restrooms
- + 100' x 190', 6" Gravel Fenced Yard with Security Gate
- + 20 Striped Parking Spaces
- + Construction Year: 2021
- + Commercial General (CG) Zoning

\* Source: Assessor and Owner

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

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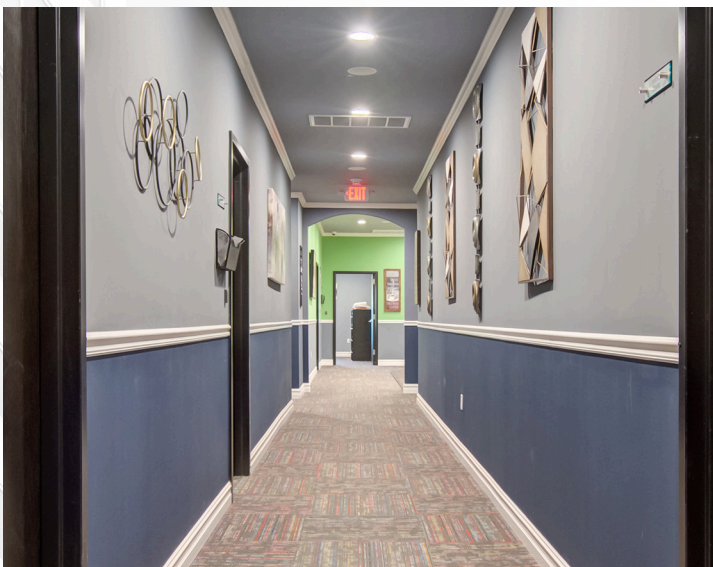
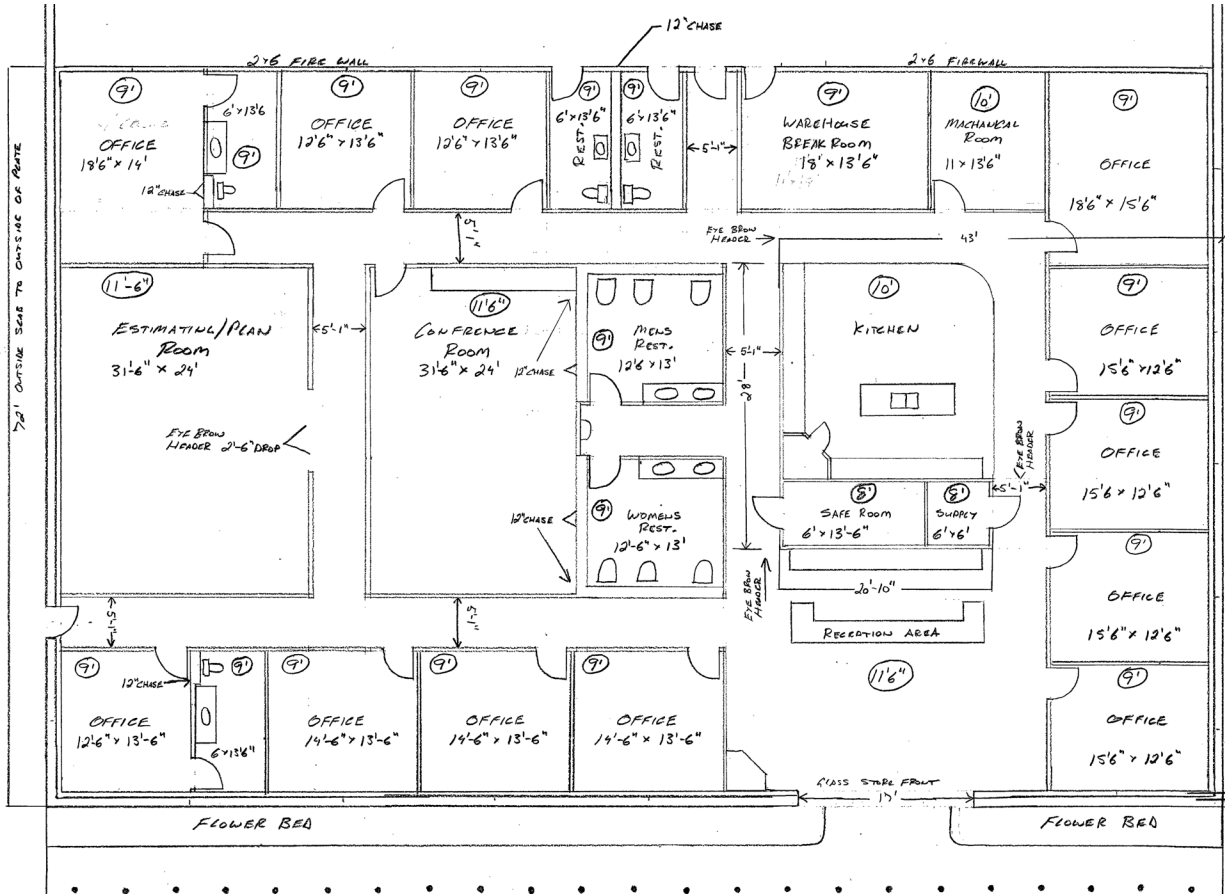
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## OFFICE AREA



**OFFICE AREA FINISH**



**CONFERENCE ROOM**

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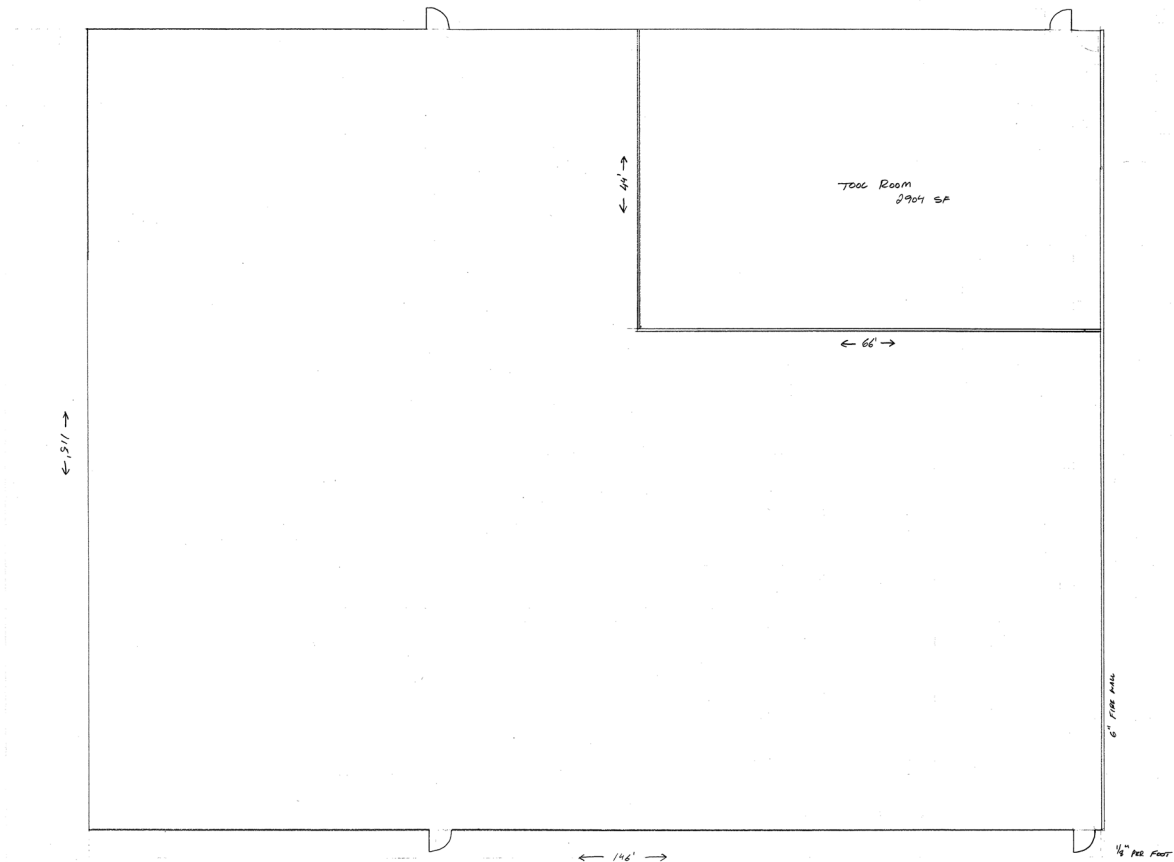
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## SHOP/WAREHOUSE



**WAREHOUSE/SHOP INTERIOR**



**WAREHOUSE/SHOP BREAKROOM**





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## PHOTOS - OFFICE AREA - 8,365+/- SF



OFFICE ENTRANCE



RECEPTION WAITING AREA

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## PHOTOS - OFFICE AREA - 8,365+/- SF



**OFFICE SAFE ROOM**



**PRIVATE OFFICE FINISH**



**DRAFTING ROOM**



**OFFICE KITCHEN/BREAKROOM**





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## PHOTOS



WAREHOUSE/SHOP LOADING DOORS



FENCED YARD AREA



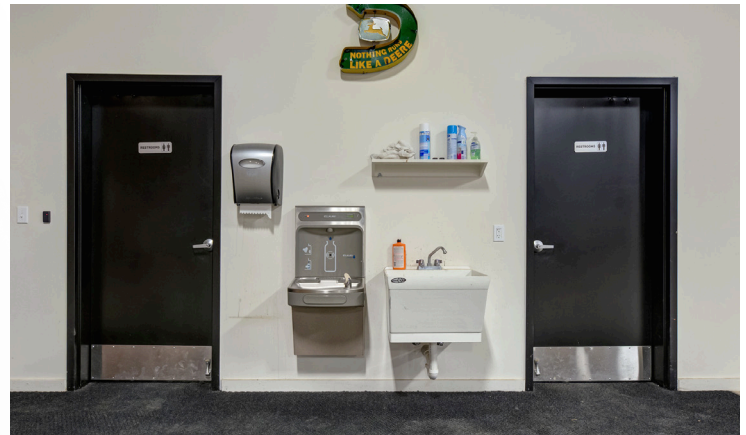
INTERIOR VIEW LOADING DOORS



WAREHOUSE/SHOP INTERIOR



CLIMATE CONTROLLED SHOP ROOM ENTRANCE



WAREHOUSE/SHOP RESTROOMS

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## PHOTOS



**EXTERNAL DOORS INTO OFFICE**



**RECEPTION AREA**



**OFFICE KITCHEN/BREAKROOM**



**GUEST WAITING AREA**



**WAREHOUSE/SHOP INTERIOR**



**AMPLE PARKING**

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

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