CHINOWTH & COHEN
COMMERCIAL

CONTACT

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INDUSTRIAL MANUFACTURING FACILITY FOR SALE $1,395,000. OR LEASE $7.25/PSF +NNN • 5816 S. 116TH W. AVE. SAND SPRINGS, OK

Excellent opportunity for User or Investor!

Site Improvements include: 18,529 ±SF gross building area in two (2) buildings with a 13,933/±SF of Warehouse Manufacturing space and 4,596+SF two-story office area.

Bldg. 1 - Warehouse/Manufacturing area - 11,144 ±SF; Built 2017

- Fully climate controlled
- 2 Manufacturing Bays
- Clear span 60'; Eave height 22'; Center 25'
- Shipping/Receiving room,
- Parts room & Compressor room
- LED High Bay lighting
- Air piping with plumbing for 2 Air compressors
- Electrical 3 Phase; 600 amps of 480V and 800 amps of 208/240V in separate panels throughout shops.
- 1-Ton Jib Crane
- Metal-liner panel walls
- Vinyl-backed insulated walls and ceilings
- OHD(s) 3 - 12' x 14'; 1 - 16' x 16' Grade level

*Bldg. 1 manufacturing space has the capability to expand an additional 6,000+SF for future growth.

Bldg. 1 - Office Area (two-story) - 4,128 ±SF; Built 2017

- 11 private offices
- Reception area and Conference room,
- breakroom kitchenette,
- additional kitchenette on the 2nd floor
- Three (3) Restrooms
- All offices are wired for technology
- Security system throughout facility
- Multiple wall mounted computer monitors
- Quality finishes throughout offices
- Office & breakroom furnishing are negotiable.

Bldg. 2 Office/Warehouse Bldg. - 3,257 ±SF; Built 1979

- 468 ±SF Offices with two finished offices
- One (1) Restroom
- 2,789±SF Manufacturing Bay
- Clear span space 60' x 32'
- Eave height 14'; Center 16'
- 1 OHD 12' x 12' Grade level

Property Information - 55,003 ±SF or 1.2627 ±AC

- Zoned: IL- Light Intensity Industrial District
- Yard: fenced, gated, with gravel surface
- Parking: 25 unmarked parking spaces
- Easy Accessibility: 1 Blk west of Hwy 97

Information is deemed reliable but not guarateed. Buyer / Tenant shall verify all information

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The two-story office area totals approximately 4,128 square feet, which includes 11 private and executive offices, reception area, conference room, break-room kitchenette, with an additional coffee bar and kitchenette on the second floor, and three re-strooms. All offices are wired for technology and se-curity systems, with many of the offices including two wall mounted computer monitors. Office finish-es include vinyl and ceramic tile floor coverings, painted sheetrock walls. The office and breakroom furnishing are negotiable.

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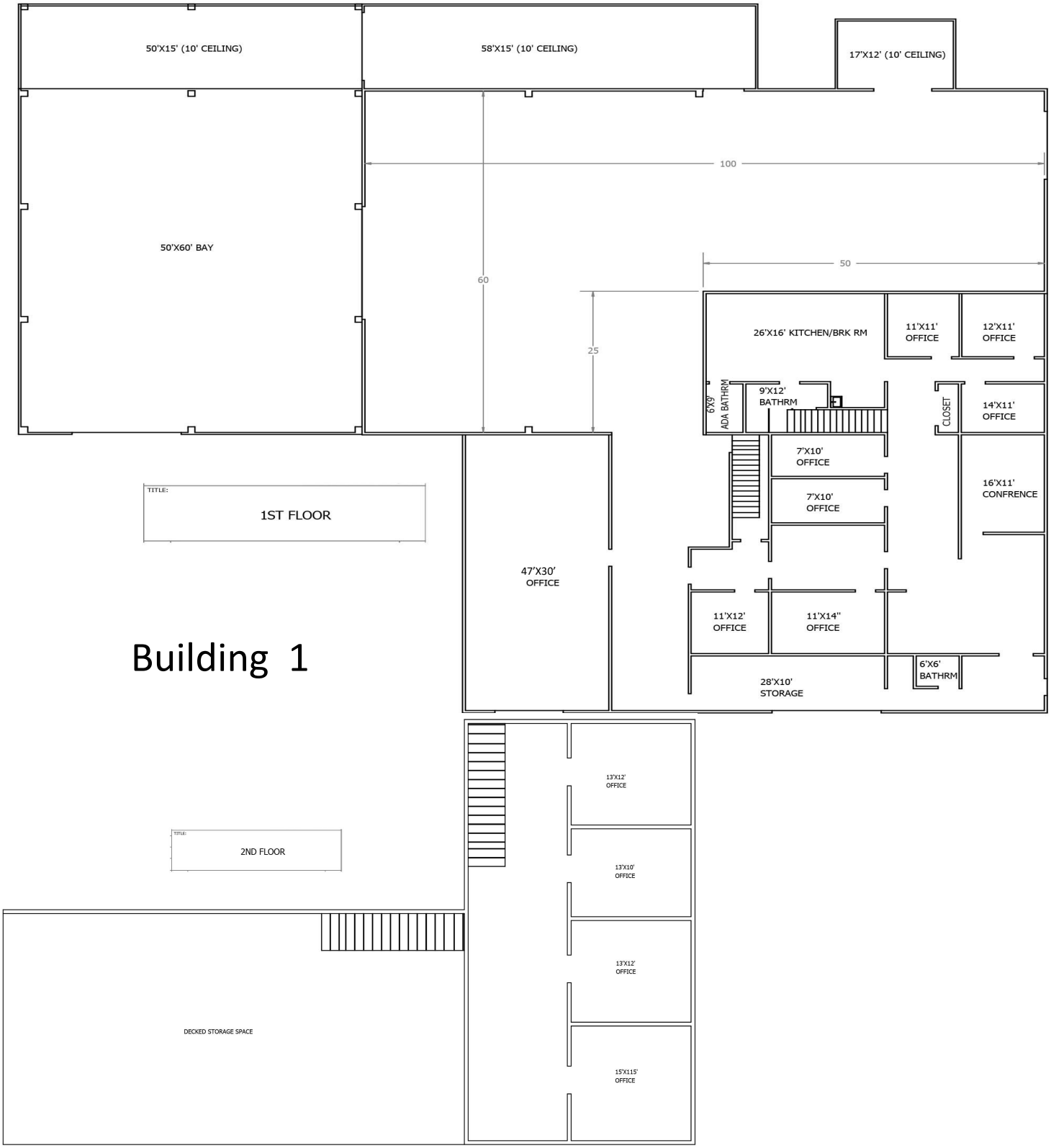

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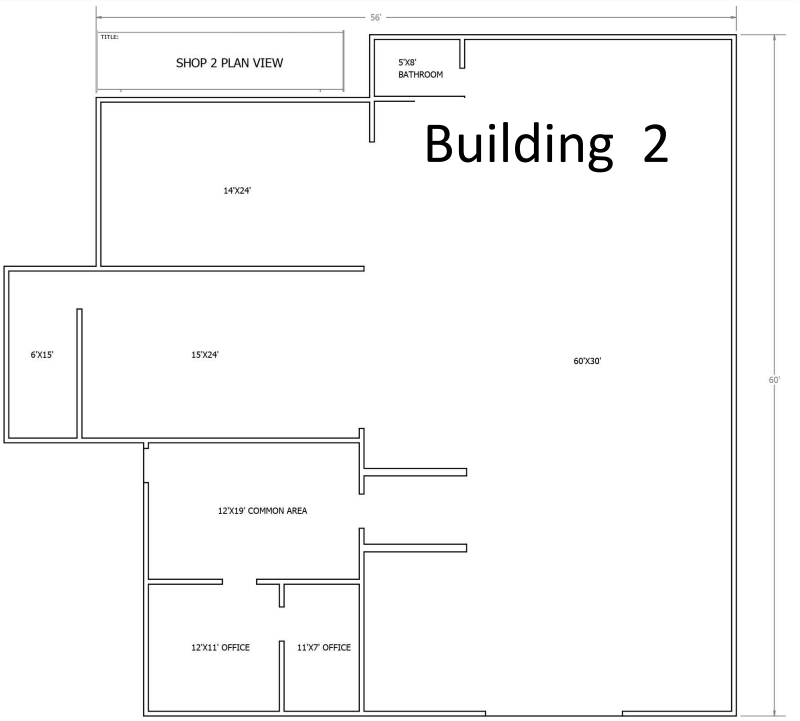

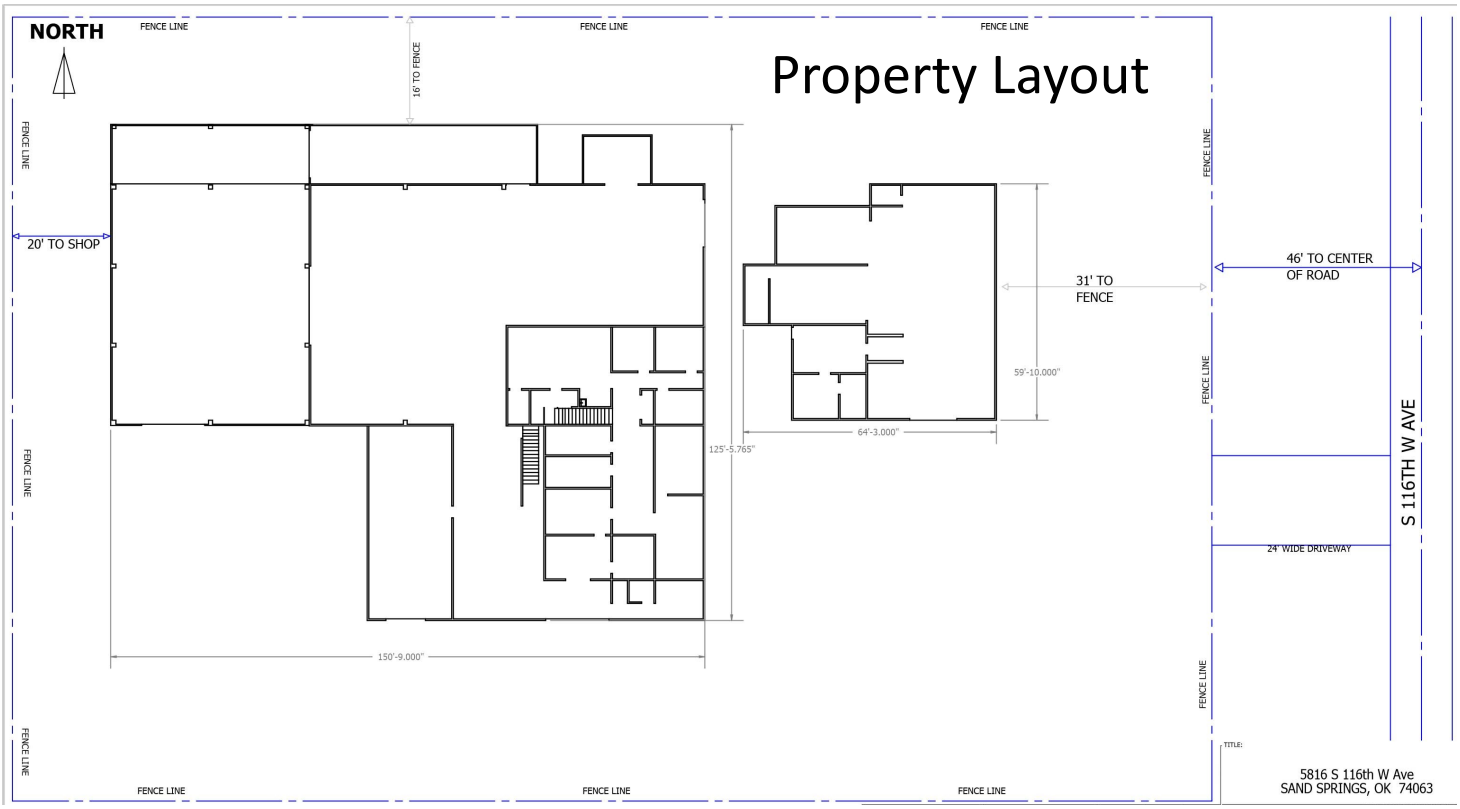

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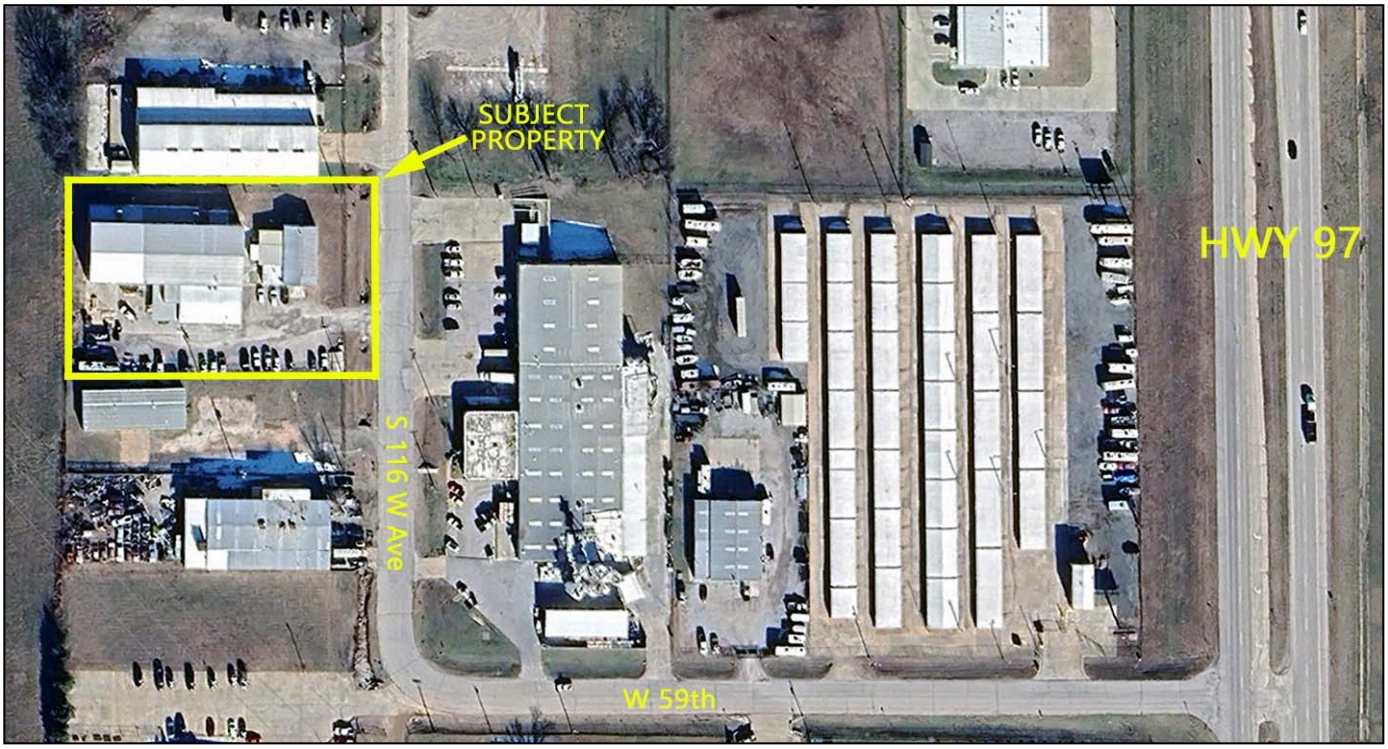

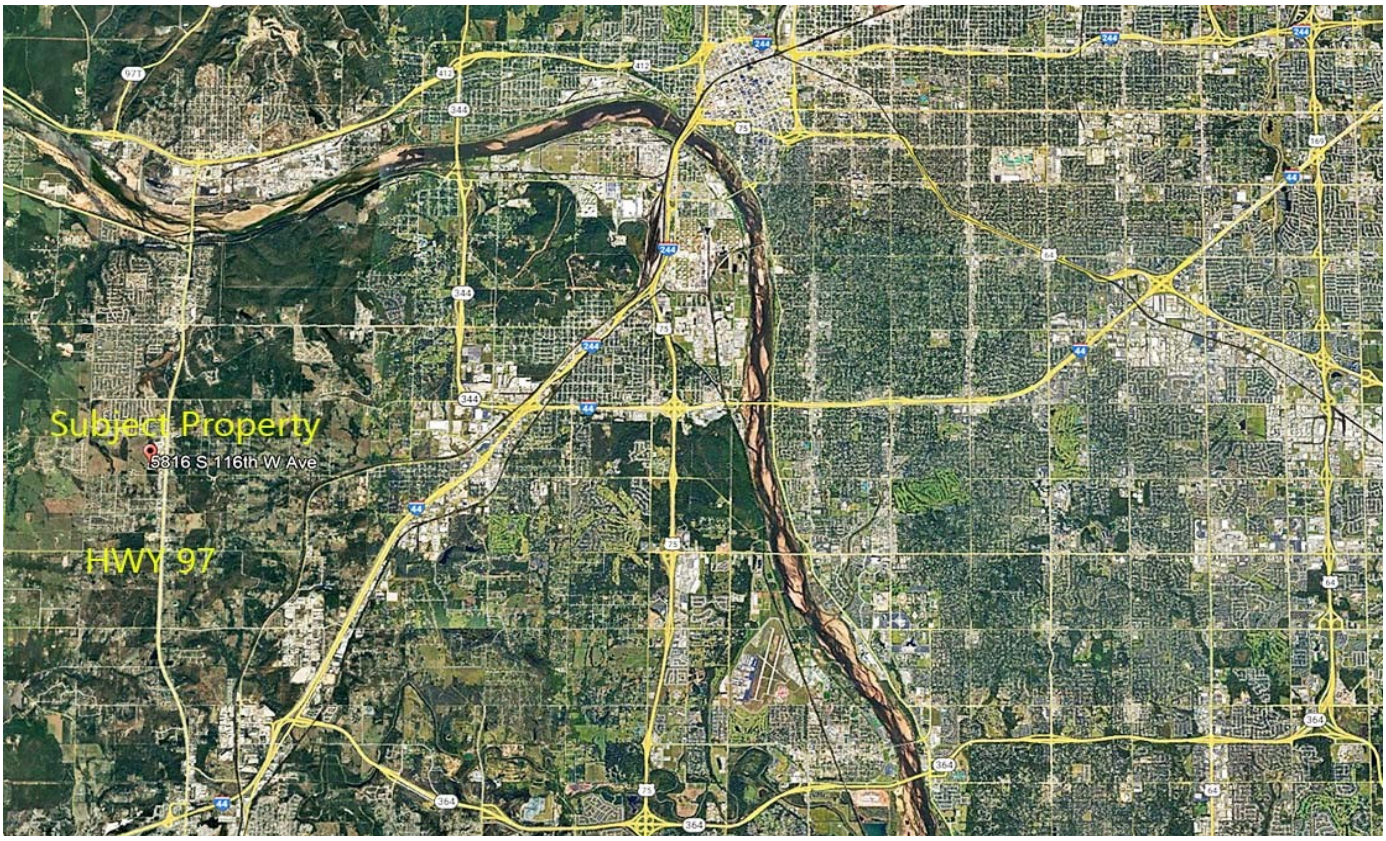

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