



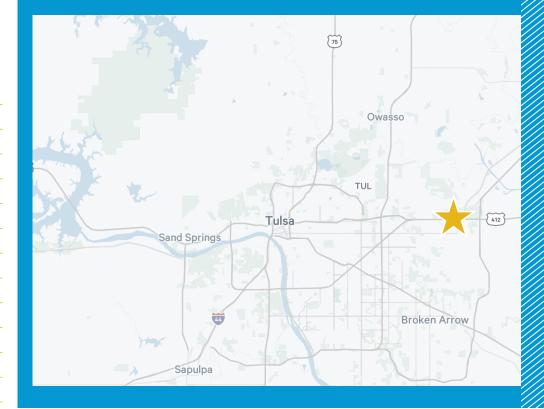
**CBRE** 

19123 E Admiral Place

CATOOSA, OK 74015

# PROPERTY FEATURES

Total SF	9,439± SF*
Office/Showroom SF	4,789± SF
Shop/Warehouse SF	4,650± SF
Lot Size	3.54± Acres
Loading Doors	(7) 12' x 12' Drive-In Doors
	(4) 12' x 13' Drive-In Doors
Clear Height	13.5' in Warehouse
Eave Height	15.5' in Showroom
Year Built	1972
Zoning	IL (Light Industrial)
	*Source: Assessor

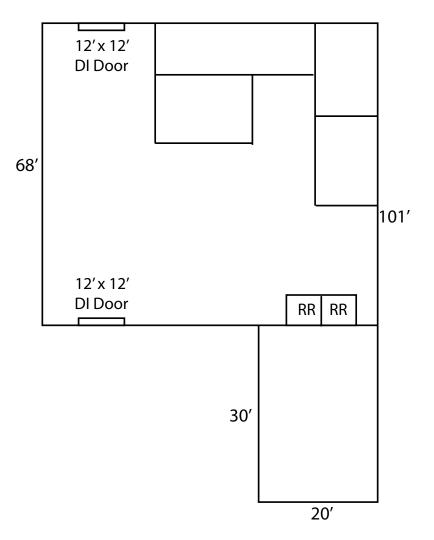


- Drive-Thru Capability in Both Buildings
- Fully Gated, Lit & Paved Yard
- Pylon Signage
- Insulated Warehouse
- Compressed Air Lines in Warehouse

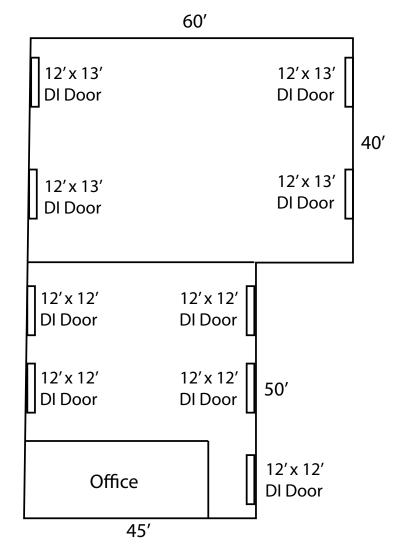
- + High Traffic Location near Hard Rock Hotel & Casino at I-44 and Admiral
  - -- 74,843 VPD on I-44
  - -- 5,845 VPD on Admiral

# **FLOOR PLANS**

#### OFFICE/SHOWROOM



#### SHOP/WAREHOUSE



\* DRAWINGS NOT TO SCALE





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