

# OFFICE/SHOWROOM FOR SALE



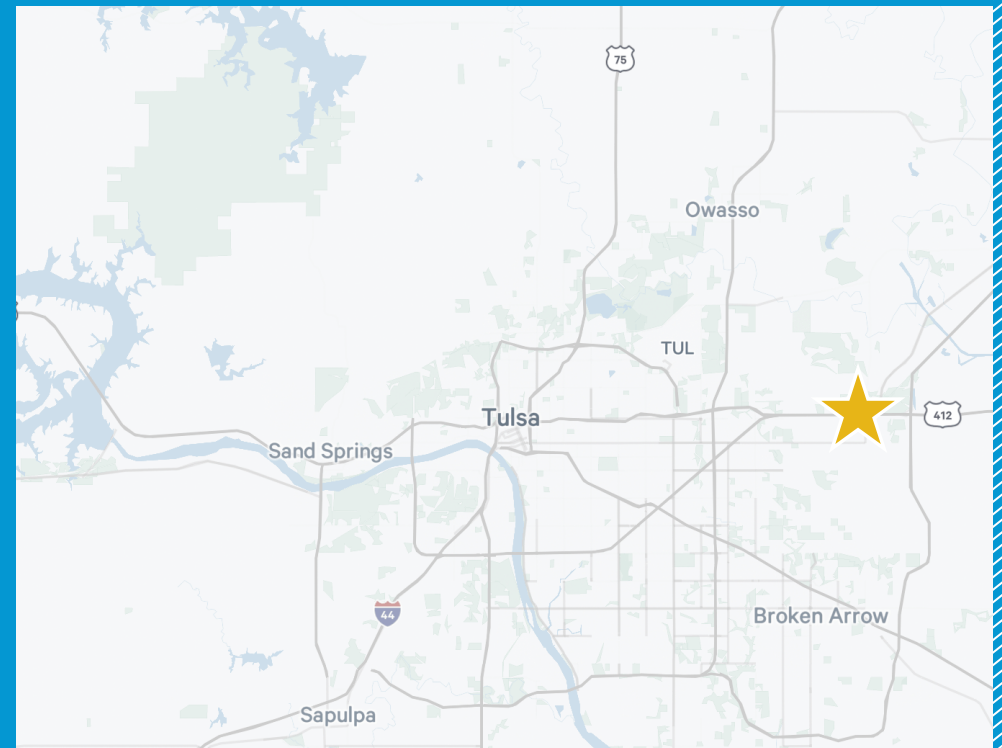
**19123**  
E Admiral Place

CATOOSA, OK 74015

**CBRE**

## 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	

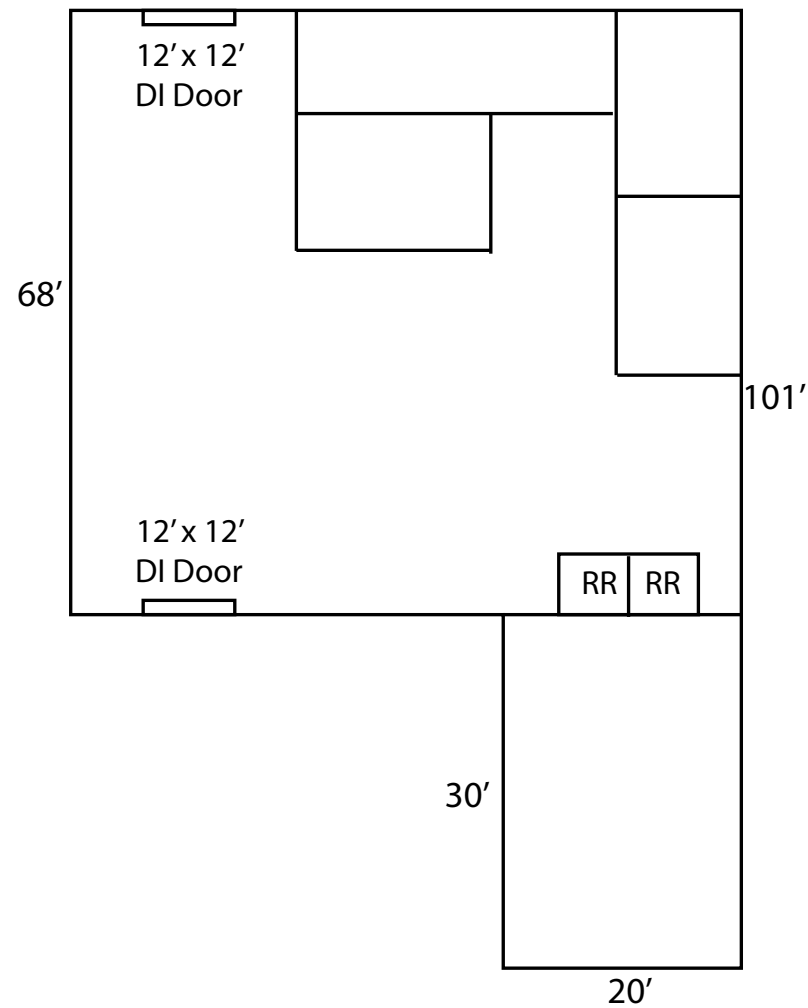


- + Drive-Thru Capability in Both Buildings
- + Fully Gated, Lit & Paved Yard
- + Pylon Signage
- + Insulated Warehouse
- + Compressed Air Lines in Warehouse

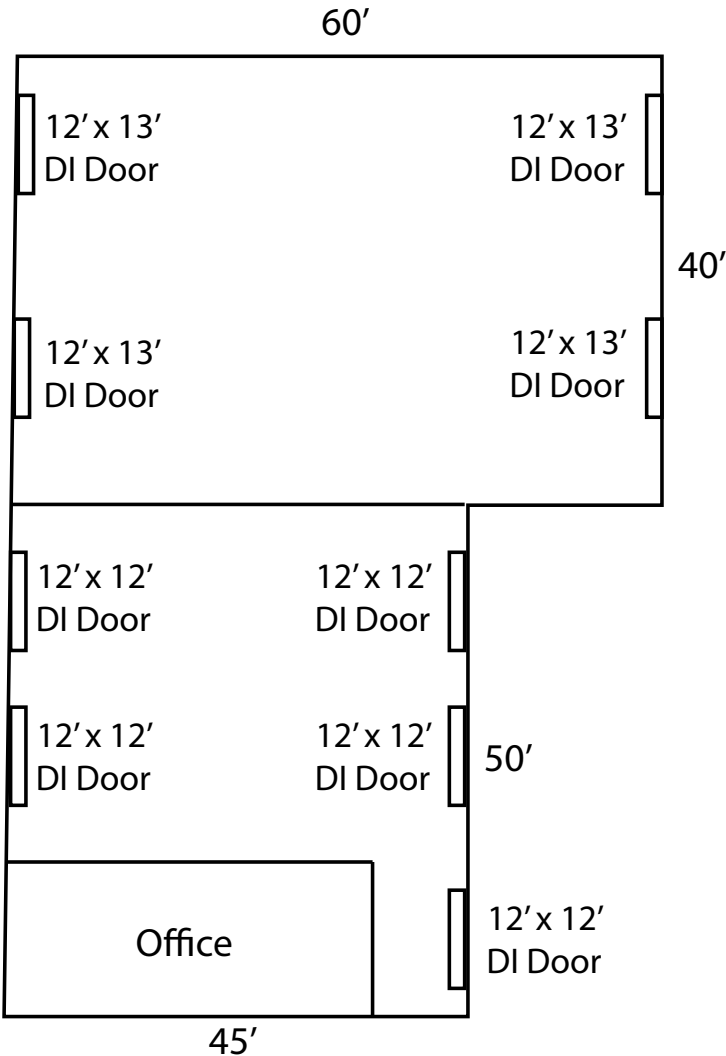
- + High Traffic Location near Hard Rock Hotel & Casino at I-44 and Admiral
  - 74,843 VPD on I-44
  - 5,845 VPD on Admiral

FLOOR PLANS

OFFICE/SHOWROOM



SHOP/WAREHOUSE



\* DRAWINGS NOT TO SCALE



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