

LARGE BROKEN ARROW WAREHOUSE WITH DOCK/YARD FOR LEASE



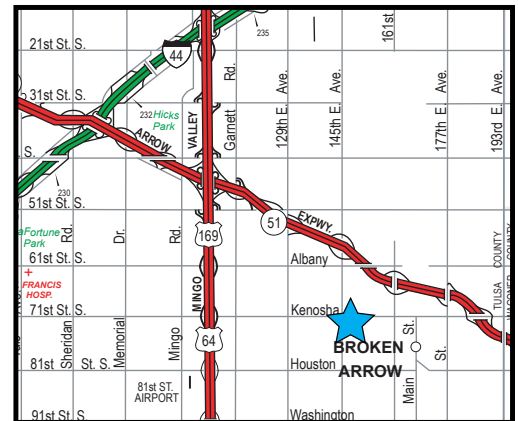
**502/602/604 N REDBUD AVE
BROKEN ARROW, OK 74012**

SIZES

- 24,600 - 51,372 SF Spaces*
- 502: 4,800 SF ± Crane building
- 602: 24,600 SF ± Warehouse/Docks
- 604: 21,972 SF ± Office/Warehouse

FEATURES

- Economical warehouse, yard and crane spaces
- Fully sprinklered 602/604 Warehouse
- Loading Access: 3 - Dock High, 4 - Grade Level Doors
- Clear span buildings; 15'+ clear
- 3 Phase Power; 240V, 400-800 Amps
- 2 Automotive refinishing paint booths (602)
- Compressed air lines with dedicated air compressors
- T8 and LED Warehouse Lighting
- Ample parking spaces
- Industrial Heavy (IH) Zoned
- Modified Gross Lease; Tenant pays utility reimbursements
- Broken Arrow's premier Graham Franklin Industrial Park



* All spaces are occupied month-to-month; Tenants will have 30-60 day notices to vacate

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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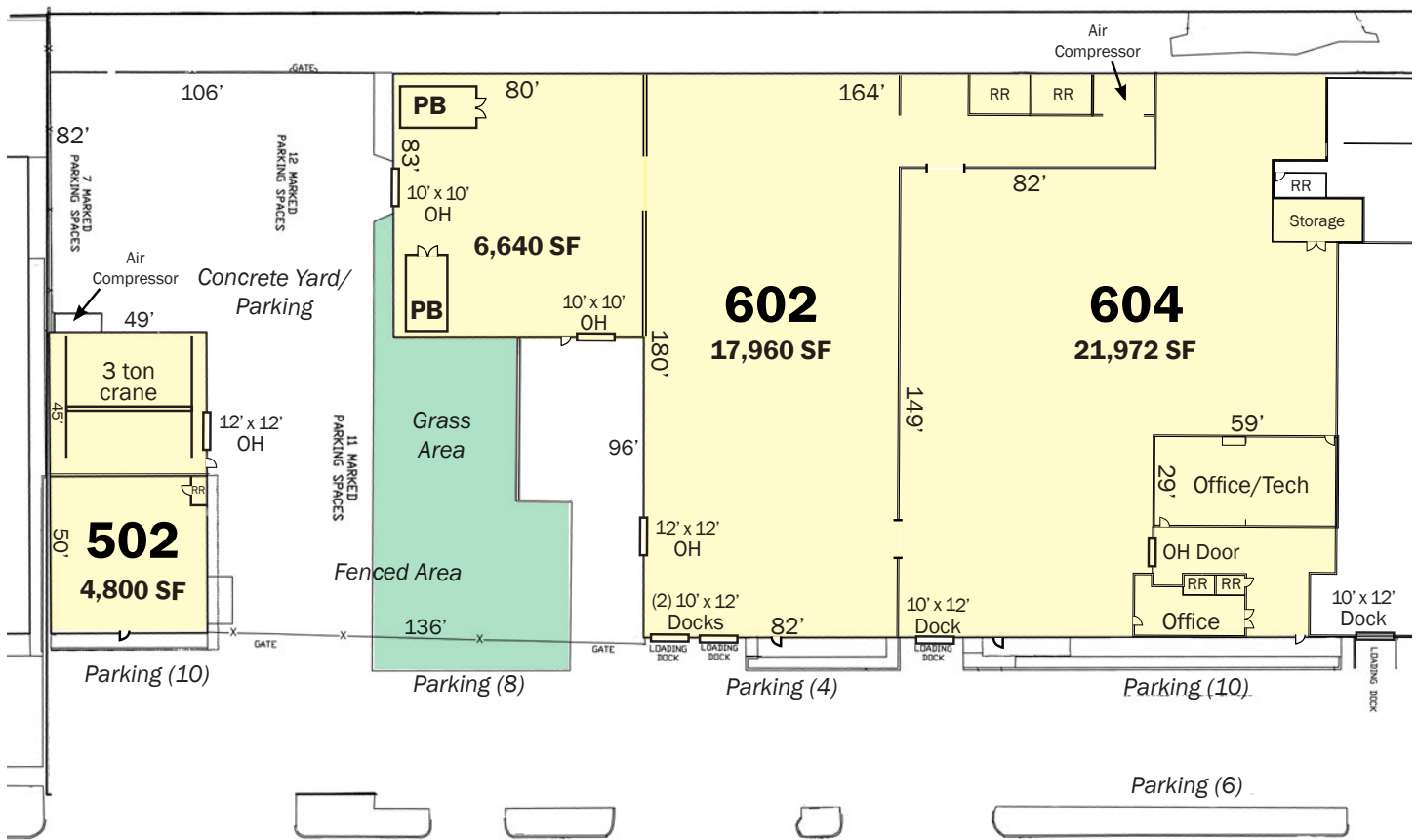
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Exterior Photos



SITE PLAN



N Redbud Street

*Dimensions are approximate

	502	602	604
Sizes	4800 SF	24,600 SF	21,972 SF
Office/Warehouse	2,400 Office/ 2,400 SF Warehouse	24,600 SF Warehouse	4,200 SF Office/Tech 17,772 SF Warehouse
Dock/Grade	1 Grade; automatic opener	2 Docks/3 Grade; automatic openers	1 Dock; automatic openers
Clear Heights	13.5/21.9'; Clear-span	15'; Clearpan	15': Clearspan
Power	240V 400A 3 Phase	240V 800A 3 Phase	240 V 200 A 3 Phase
Compressed Air Lines	Yes	Yes	Yes
Yard/Laydown	Concrete/Grass – ½ AC	Concrete/Grass – ½ AC	No
HVAC	Both Heat and Cool	Heat only	Heat warehouse/HVAC office
Sprinkler	No	Yes – Wet Pipe System	Yes – Wet Pipe System
Special Features	3T Crane, 13' Hook Height, Floor Drains	2 Auto refinish booths, Multiple exhaust fans/vents	16± Parking Spaces

*604 Space can be leased separately

*502 Building can be excluded from 602/604 Lease Combination

502 Redbud Photos



Front Work Section



Crane

602 Redbud Photos



Fenced Loading/Yard



Fenced Loading/Yard



North Warehouse



Paint Booth

604
21,972 SF

The floor plan shows a large Warehouse Area (149' x 82') and a yellow-highlighted section containing Offices, Tech, and other functional spaces. Dimensions are provided throughout.

- * Dimensions are approximate
- * Tech/work area removal can be considered

