

# BROKEN ARROW WAREHOUSE WITH DOCK/YARD FOR LEASE



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

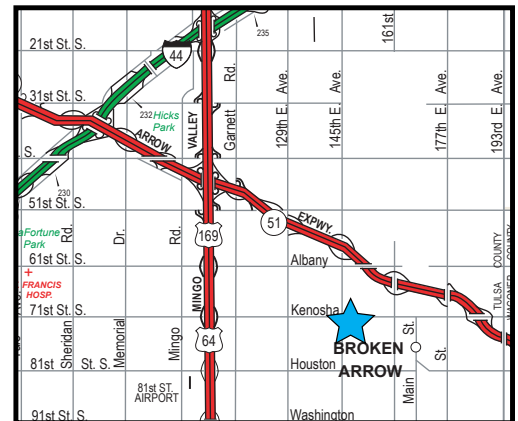
## SIZES

- 29,400 SF Space
  - 502: 4,800 SF ± Crane building
  - 602: 24,600 SF ± Warehouse/Docks

## FEATURES

- Economical warehouse, yard and crane spaces
- Dock Door Loading Access
- Clear span buildings; 15'+ clear
- 3 Phase Power; 240V, 200 Amp
- 2 Automotive refinishing paint booths
- Exhaust fans/vents
- 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

\* Available July 1, 2026



The information contained herein is believed to be accurate but is not guaranteed as to accuracy and may change or be updated without notice.

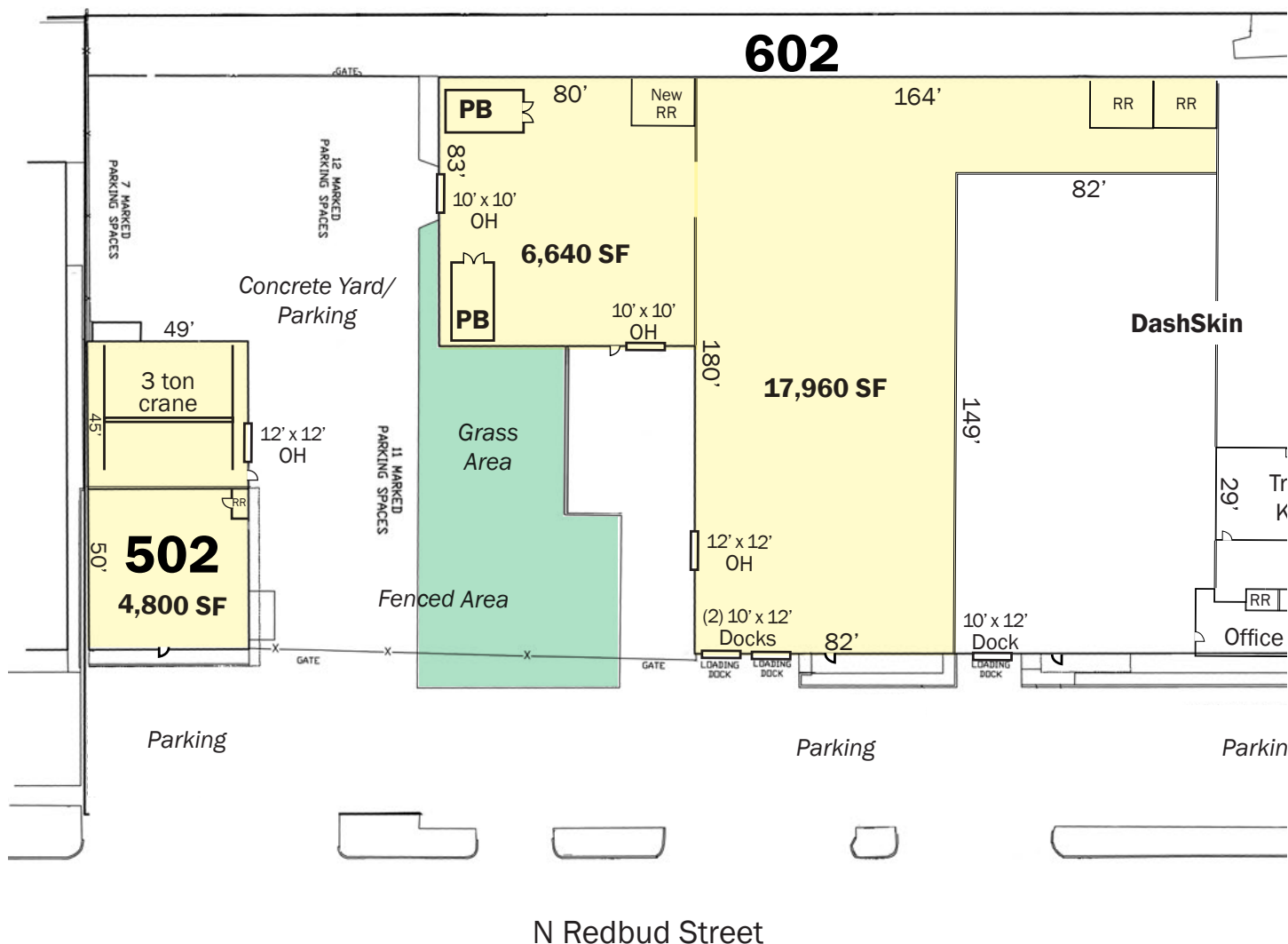
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# SITE PLAN



\*Dimensions are approximate

## 502

- 4,800 SF
- 3-T Crane; 13' Hook height
- Grade OH door; automatic opener
- Clear span sections/13.5' to 18' CH
- 240V 400A 3 Phase Power
- Compressed Air lines
- Concrete Yard Area
- Floor drains
- 21'9" Clear Height

## 602

- 3 Phase Power; 240V, 800 Amp
- Dock/Grade OH doors; automatic openers
- Clear Span buildings/15' CH; 25' beam centers
- T8 & T12 Warehouse Lighting (varies)
- Floor drains
- Multiple exhaust fans/vents
- 2 Automotive refinishing paint booths (PB)
- Unit heaters
- Fire suppression/sprinkler system
- Compressed Air lines
- Concrete/Grass Yard Area

## 502 Redbud Photos



Building Exterior



Front Work Section



Crane

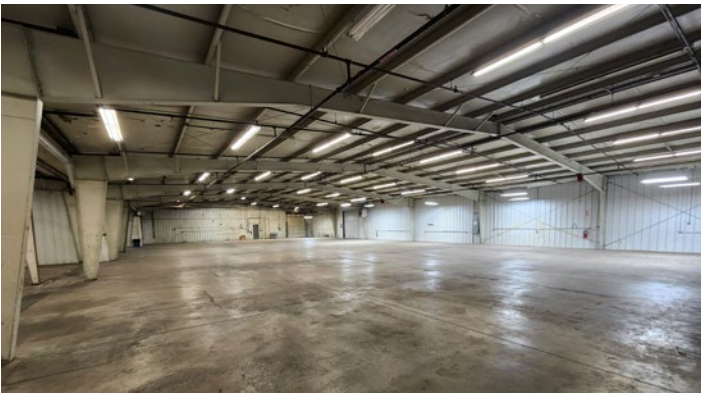
## 602 Redbud Photos



Dock Front



Loading/Yard



North Warehouse



Paint Booth