

## FREE-STANDING, CLASS-A OFFICE WAREHOUSE FOR LEASE



**7658 E. 46<sup>TH</sup> PLACE, TULSA, OK 74145**

3,500  $\pm$  sq.ft. building: 900  $\pm$  sq.ft. office and 2,600  $\pm$  sq.ft. warehouse

### Office Area

- Two handicap accessible restrooms
- Reception and two private offices
- Wet bar with refrigerator
- Drinking fountain
- Stained concrete floors

### Exterior

- Full brick
- Concrete parking lot with eight spaces
- Fenced, concrete storage area behind building

*site plan and floor plan on reverse (page 2)*

### Warehouse Area

- 16' minimum clear height under beam
- Two 12' x 14' insulated, overhead doors
- T5 fluorescent warehouse lighting
- 3-phase 400 amp service
- Radiant tube gas heat in warehouse
- Clear span
- Fully insulated
- Metal liner panel in warehouse
- Alarm system in place
- Epoxy sealed warehouse floors

### Owner/Broker

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

#### **Contacts:**

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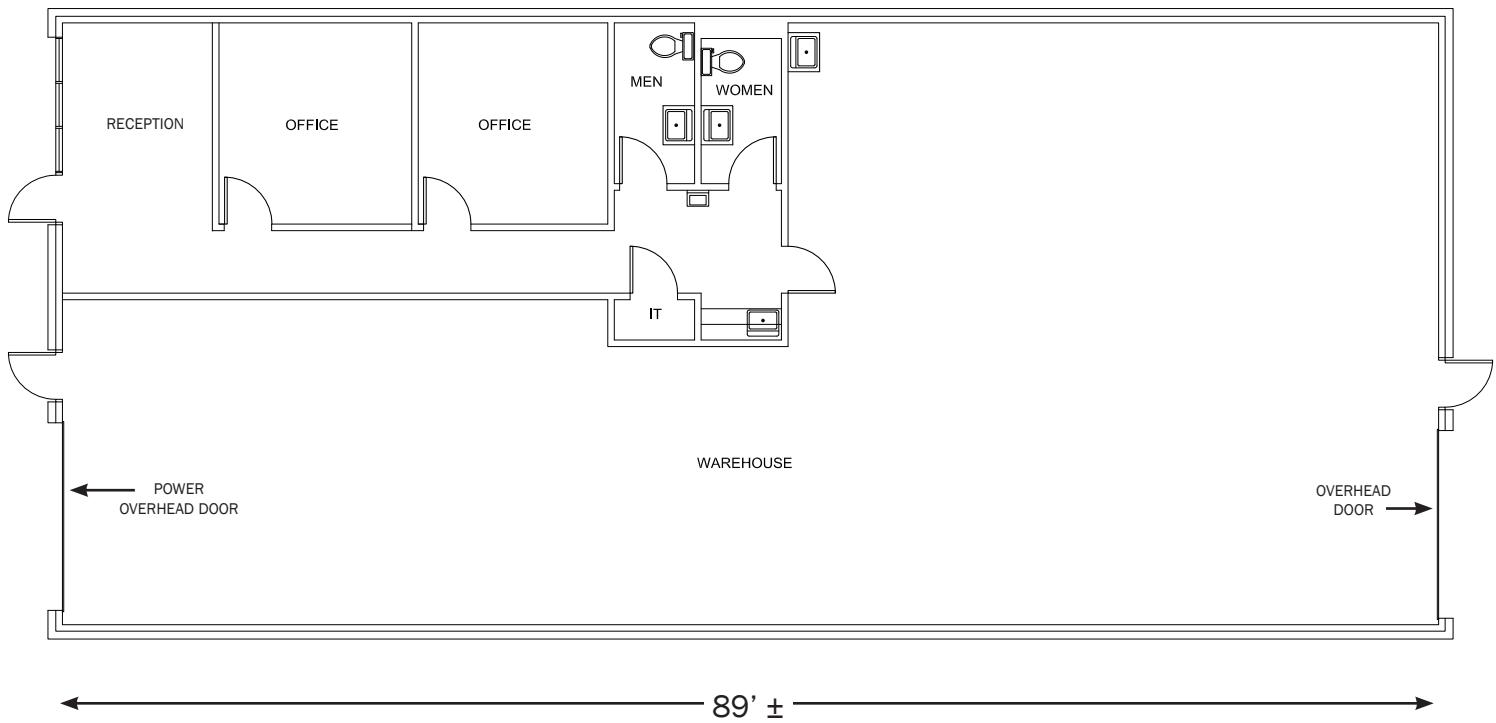
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## **FLOOR PLAN**



## **SITE PLAN**

