

FREE-STANDING, CLASS-A OFFICE WAREHOUSE FOR LEASE



7658 E. 46TH PLACE, TULSA, OK 74145

3,500 ± sq.ft. building: 900 ± sq.ft. office and 2,600 ± 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

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

site plan and floor plan on reverse (page 2)

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.

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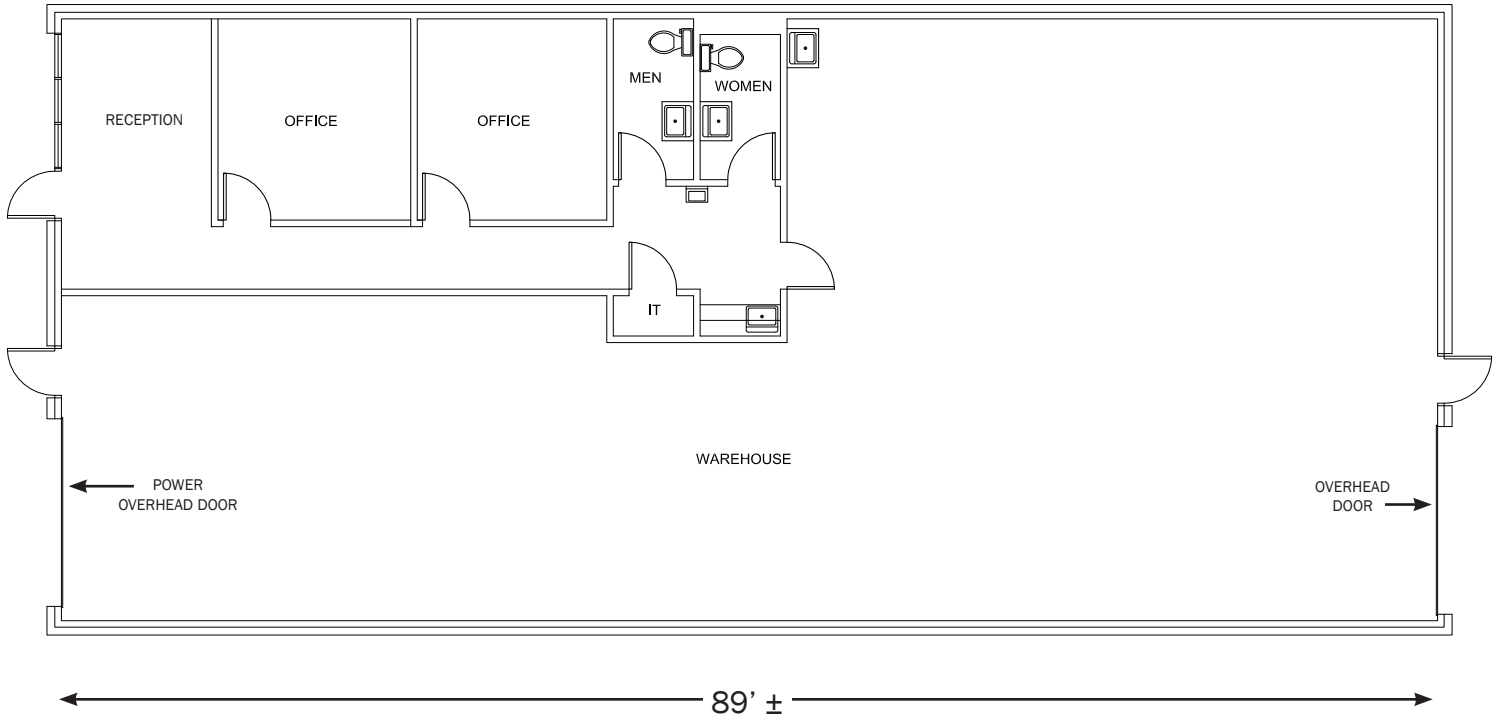
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FLOOR PLAN



SITE PLAN

