

8201 HIGHWAY 66/  
8300 NEW SAPULPA ROAD  
TULSA, OK 74131



# SHOWROOM/OFFICE/ SERVICE BAYS

Highway Frontage

**CBRE**



# PROPERTY OVERVIEW



## PROPERTY FEATURES

- + 21,200± SF Total\*
  - 10,800± SF Shop/Service Bays\*
  - 2,400± SF Showroom\*
  - 1,600± SF First Floor Office\*
    - 2,400± SF Climate Controlled Storage\*
  - 1,500± SF Second Floor Office\*
  - 2,500± SF Mezzanine Storage\*
- + (3) 12' x 14' Drive-In Doors
- + (3) 12' x 12' Drive-In Doors
- + (3) 8' x 10' Drive-In Doors
- + 14' Eaves; 17' to Ridge
- + 7' Panel Liner
- + Fully Insulated
- + Gas Heaters
- + Shop Restroom
- + (1) Wash Bay with Floor Drain
- + (1) Exhaust Fan



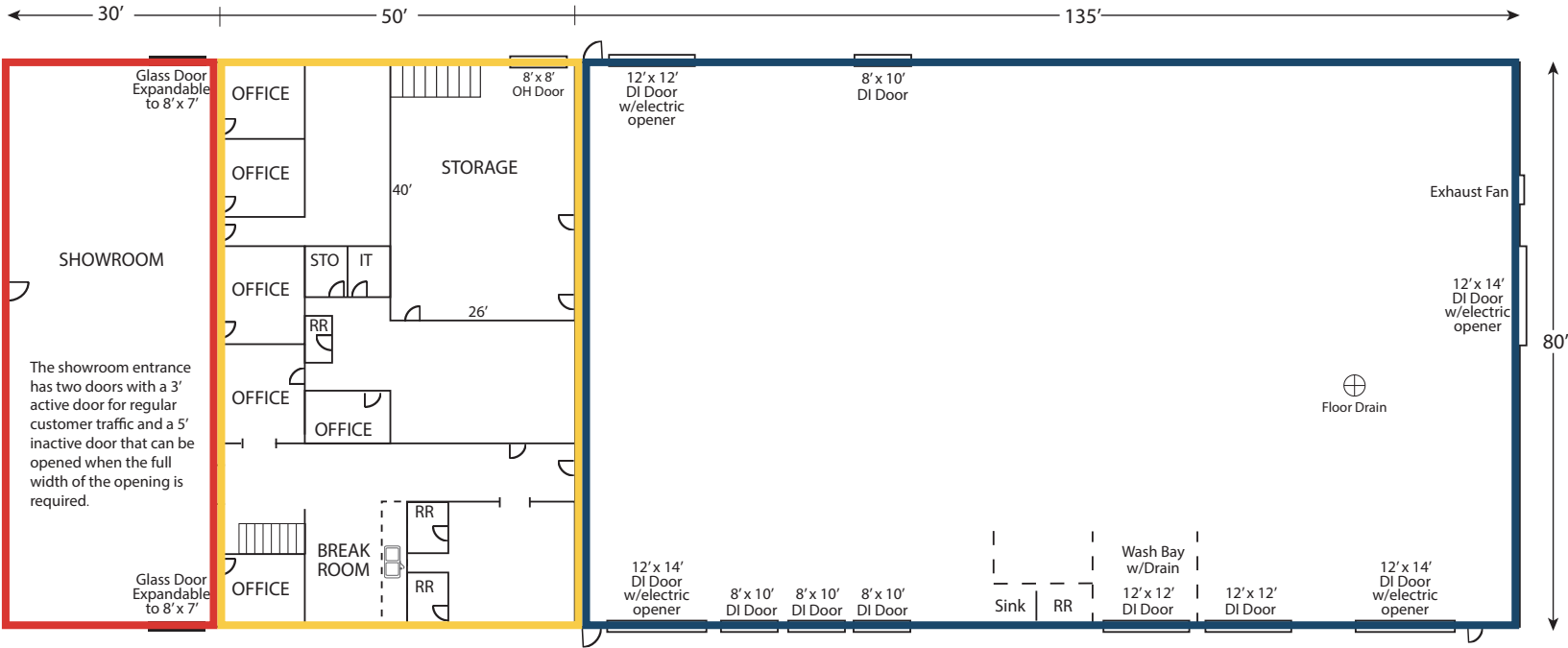
## SITE

- + Paved Lot
- + Parking Lot Light Poles
- + 4.04± Acres\*
- + 500'± of Highway Frontage/Visibility
- + Industrial Medium (IM) / Commercial General (CG) Zoning

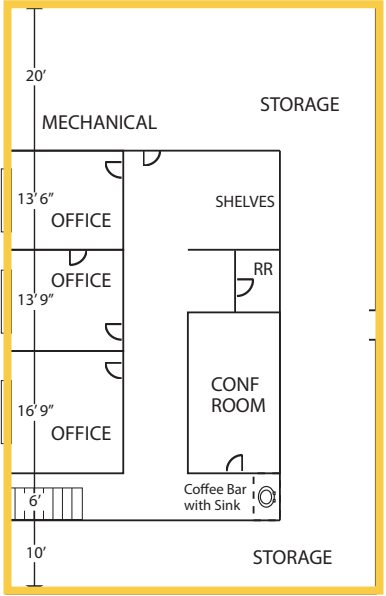
\*Source: Assessor & Owner



# FLOOR PLAN



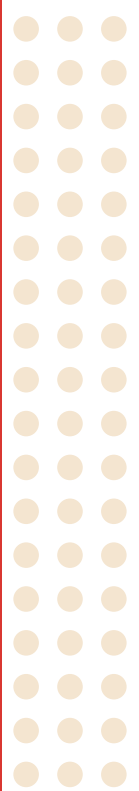
Approximate measurements subject to verification



SECOND LEVEL OFFICE/STORAGE

- SHOWROOM
- WAREHOUSE
- OFFICE, STORAGE







# SURROUNDING AREA



# SHOWROOM/OFFICE/ SERVICE BAYS

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## CONTACTS

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