



FOR SALE | ± 8,592 SF

# INDUSTRIAL WAREHOUSE

8 S 111<sup>TH</sup> E AVE  
TULSA, OK 74128



COMMERCIAL  
**OKLAHOMA**

# FOR SALE

8 S 111<sup>TH</sup> E AVE  
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## Property Features

Property Size:	± 8,592 SF
Warehouse:	± 3,792 SF
Office:	± 4,800 SF
Site Area:	± 0.49 Acres   Paved
Year Built:	1995/Expanded 2007
Clear Height:	14'
Power:	120/240VAC, 3 Phase, 4 Wire
Drive-Ins:	(1) 12'x10' (1) 16'x10'
Tennancy:	Single
Zoning:	CS
Parking:	8 Spaces
Yard:	Fenced
<b>SALE PRICE:</b>	<b>\$988,080.00 (\$115.00/SF)</b>

## Property Highlights

- Immediate access to Hwy 169 & I-244
- Designated reception area, conference room, & kitchenette
- Offices with custom ceilings and millwork
- Office floors are currently being replaced
- Warehouse is heated and insulated
- Fluorescent lighting throughout facility
- Alarm system



# // GALLERY



PROPERTY AERIAL VIEW



OFFICE



OFFICE



WAREHOUSE





 CUSHMAN & WAKEFIELD | COMMERCIAL OKLAHOMA

## CONTACT

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