



CHINOWTH & COHEN
COMMERCIAL

CONTACT

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**INDUSTRIAL MANUFACTURING FACILITY FOR SALE \$1,500,000.
OR LEASE \$8.25/PSF +NNN 5816 S. 116TH W. AVE. SAND SPRINGS, OK**



Excellent opportunity for User or Investor!

Site Improvements include: 18,529 ±SF gross building area in two (2) buildings with a 13,933/±SF of Warehouse Manufacturing space and 4,596+SF two-story office area.

Bldg. 1 - Warehouse/Manufacturing area - 11,144 ±SF; Built 2017

- ◆ Fully climate controlled
- ◆ 2 Manufacturing Bays
- ◆ Clear span 60'; Eave height 22'; Center 25'
- ◆ Shipping/Receiving room,
- ◆ Parts room & Compressor room
- ◆ LED High Bay lighting
- ◆ Air piping with plumbing for 2 Air compressors
- ◆ Electrical 3 Phase; 600 amps of 480V and 800 amps of 208/240V in separate panels throughout shops.
- ◆ 1-Ton Jib Crane
- ◆ Metal-liner panel walls
- ◆ Vinyl-backed insulated walls and ceilings
- ◆ OHD(s) 3 - 12' x 14'; 1 - 16' x 16' Grade level

*Bldg. 1 manufacturing space has the capability to expand an additional 6,000+SF for future growth.

Bldg. 1 - Office Area (two-story) - 4,128 ±SF; Built 2017

- ◆ 11 private offices
- ◆ Reception area and Conference room,
- ◆ breakroom kitchenette,
- ◆ additional kitchenette on the 2nd floor
- ◆ Three (3) Restrooms
- ◆ All offices are wired for technology
- ◆ Security system throughout facility
- ◆ Multiple wall mounted computer monitors
- ◆ Quality finishes throughout offices
- ◆ Office & breakroom furnishing are negotiable.

Bldg. 2 Office/Warehouse Bldg. - 3,257 ±SF; Built 1979

- ◆ 468 ±SF Offices with two finished offices
- ◆ One (1) Restroom
- ◆ 2,789+SF Manufacturing Bay
- ◆ Clear span space 60' x 32'
- ◆ Eave height 14'; Center 16'
- ◆ 1 OHD 12' x 12' Grade level

Property Information - 55,003 ±SF or 1.2627 ±AC

- ◆ Zoned: IL- Light Intensity Industrial District
- ◆ Yard: fenced, gated, with gravel surface
- ◆ Parking: 25 unmarked parking spaces
- ◆ Easy Accessibility: 1 Blk west of Hwy 97

Information is deemed reliable but not guaranteed. Buyer / Tenant shall verify all information



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The two-story office area totals approximately 4,128 square feet, which includes 11 private and executive offices, reception area, conference room, break-room kitchenette, with an additional coffee bar and kitchenette on the second floor, and three restrooms. All offices are wired for technology and security systems, with many of the offices including two wall mounted computer monitors. Office finishes include vinyl and ceramic tile floor coverings, painted sheetrock walls. The office and breakroom furnishing are negotiable.



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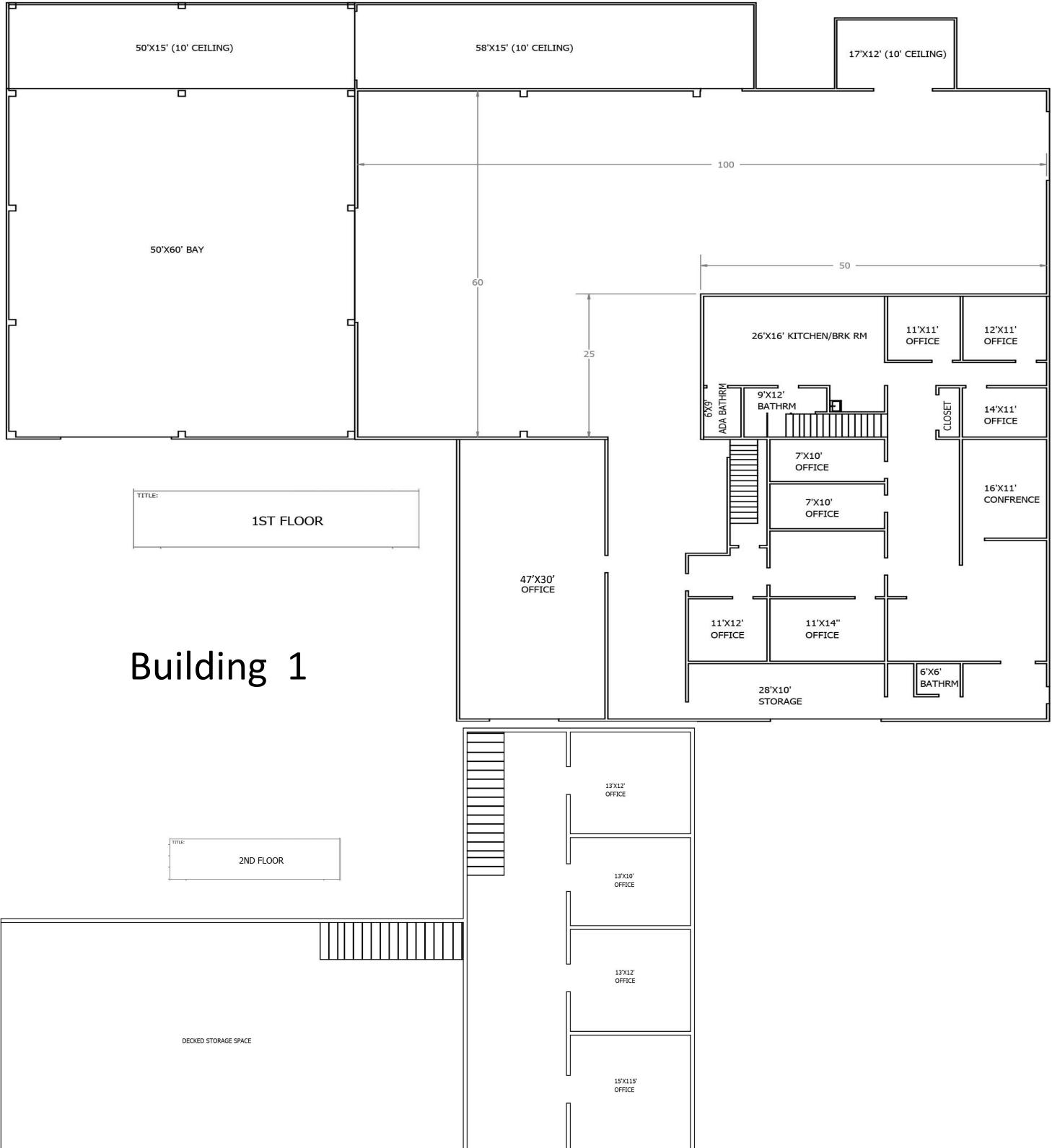
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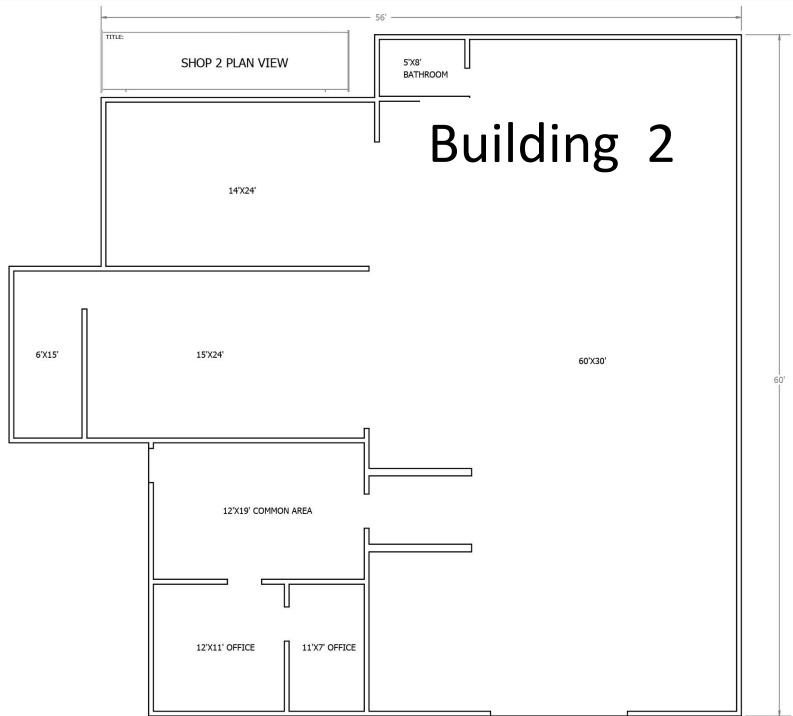
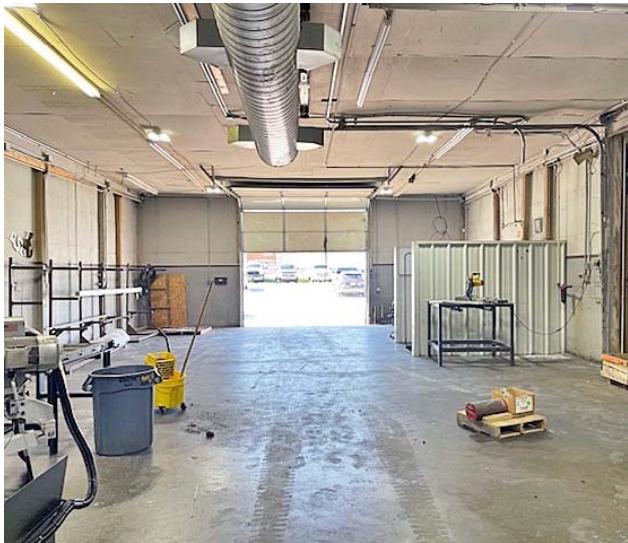
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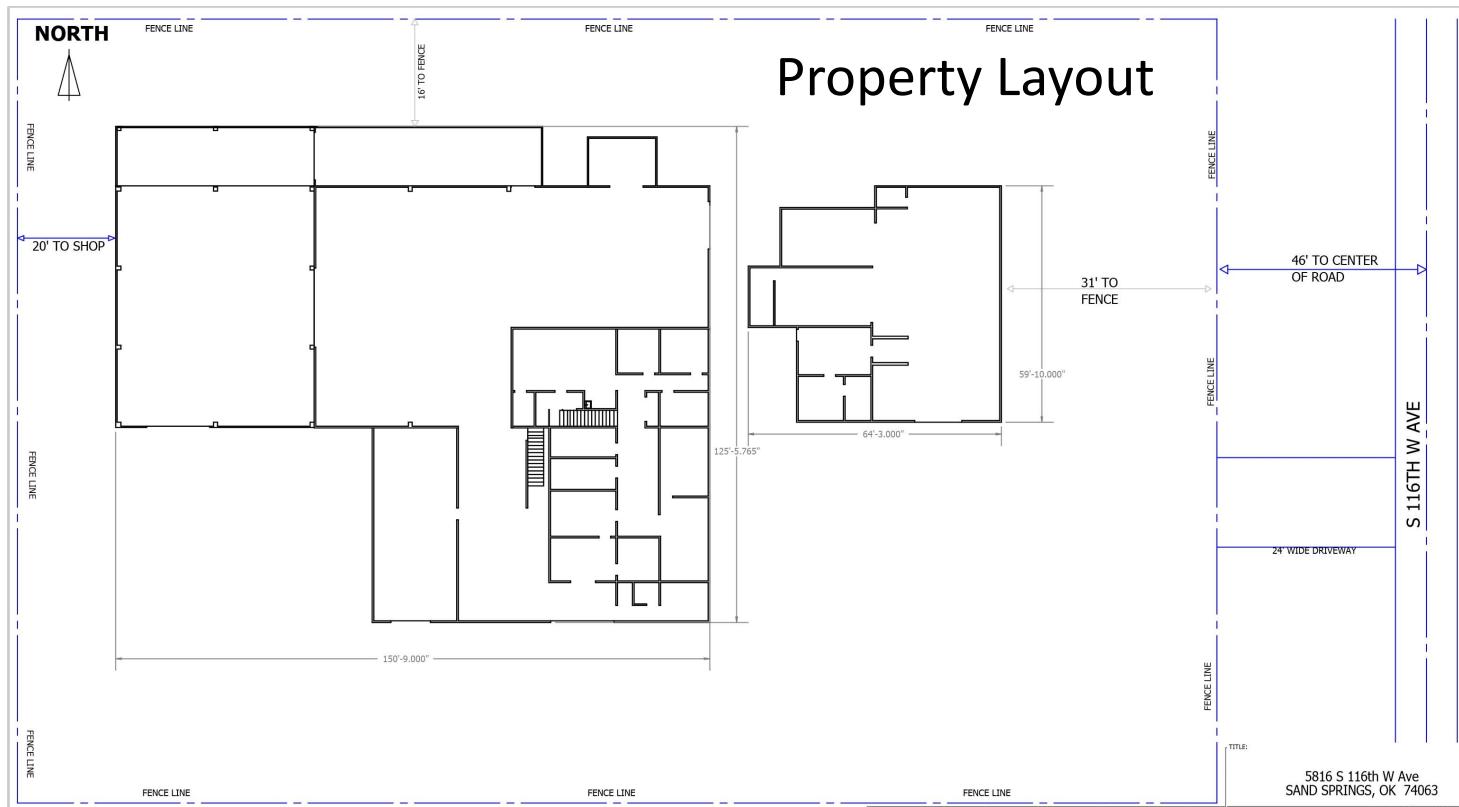
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Property Layout



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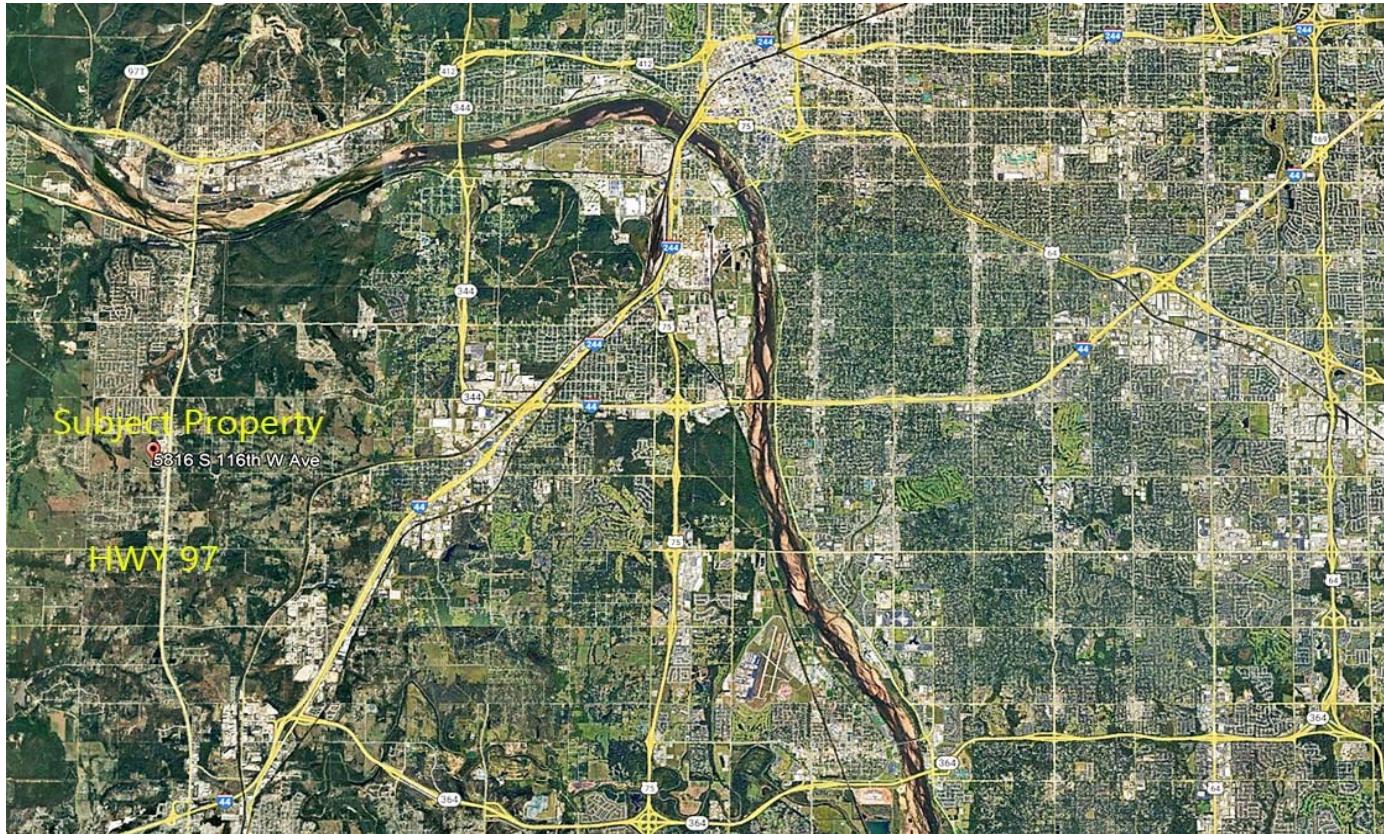
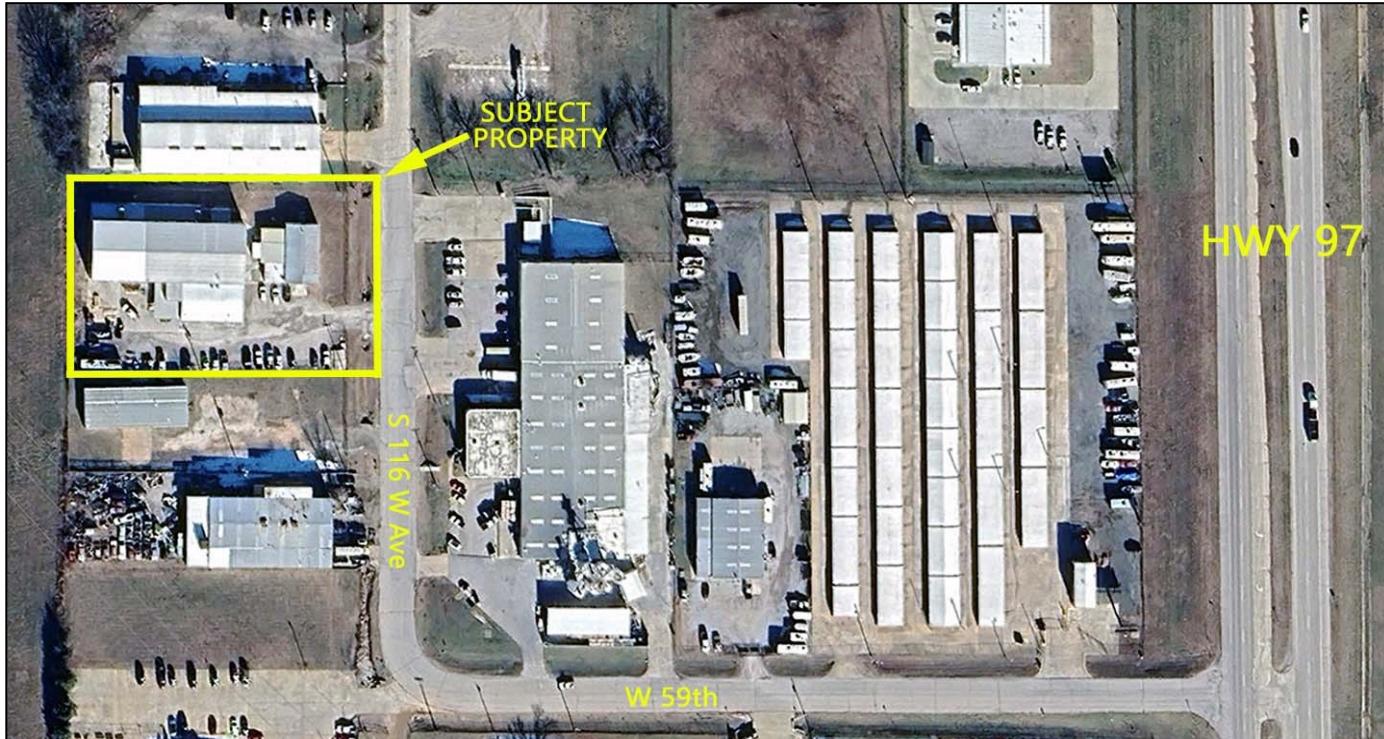
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