

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$840,000
Building Size:	5,000 SF
Available SF:	5,000 SF
Lot Size:	1.06 Acres
Year Built:	1980
Renovated:	2004
Zoning:	IL (Industrial Light)

### PROPERTY OVERVIEW

A well-equipped owner-user opportunity in one of the Tulsa metro's most accessible industrial corridors, this 5,000 SF flex building offers a rare combination of functional building space and expansive yard storage on 1.06 grveled acres. The property features five overhead doors, two covered canopies for material or equipment storage, and a newly installed fence with gated entry – delivering a move-in ready setup for businesses requiring both covered space and secure outdoor storage. Direct US-75 access ensures efficient connectivity for freight, fleet, or field operations throughout the region.

### PROPERTY HIGHLIGHTS

- 5,000 SF Industrial Flex Building on 1.06 Graveled Acres
- Five Overhead Doors with Two Covered Canopies for Material & Equipment Storage
- Newly Installed Perimeter Fence with Gated Entry
- Immediate Access to US-75 with Minutes to the Creek Turnpike Interchange
- Ideal Owner-User Opportunity with Turnkey Yard Storage & Building Space

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**MITCH HAMMACK**

## ADDITIONAL PHOTOS



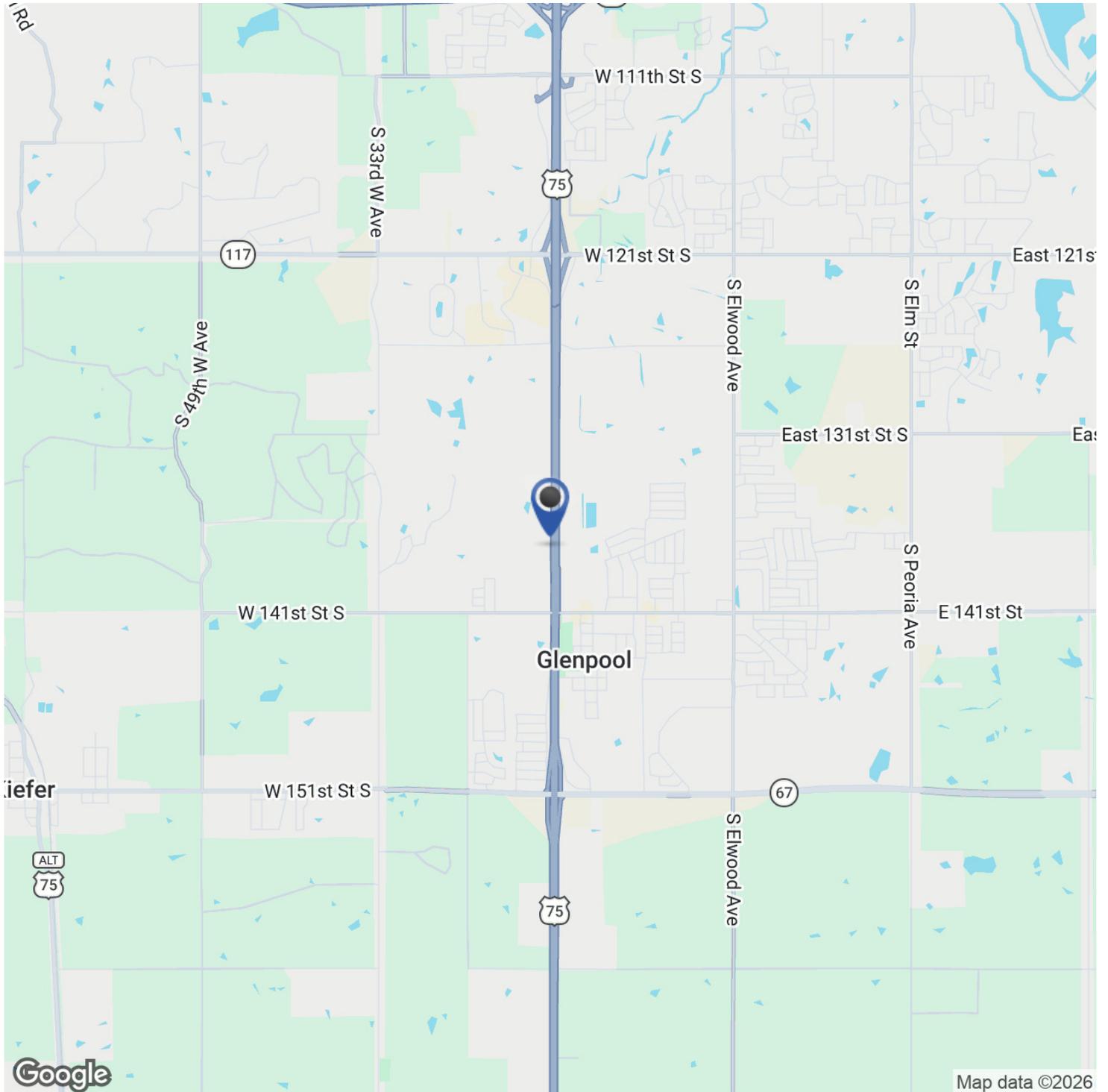
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## LOCATION MAP



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