

**FOR LEASE**

# CH Zoned Warehouse For Lease

1111 South Sheridan Road, Tulsa, OK 74146



## Property Features

**102,900 ± Total SF Available**

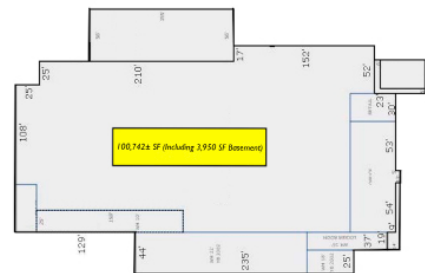
- + CH Zoning (High Density Commercial)
- + Located in Tulsa's North Central Industrial Sub-Market
- + Corner Lot with Route 66 (11th Street) & South Sheridan Road Frontage
- + 17,896 Cars per Day (AADT provided by INCOG)

**ACCESSIBILITY** (98,000 SF & 4,900 SF Buildings)

- + Access to Property from 11th St & S. Sheridan Rd.
- + 76 Surface Parking Spaces
- + (12) 8' x 8' Dock-High Doors with Plate Levelers
- + (4) 8' x 10' Dock High Doors with Plate Levelers
- + (9) 8' x 10' Grade-Level Doors

**2 Buildings on 7.98± acres FOR LEASE**

- + 98,000± SF building (22' Pitch Height)
- + 4,900 SF building (20' Clear Height)
  - Semi-truck drive-thru capability



\*This is an estimated GBA Not to scale.

**COATES**  
Commercial Properties, LLC  
www.coatesproperties.com

**Ben Coates**

Direct: (918) 292 - 8910  
Mobile: (918) 605 - 7030  
ben@coatesproperties.com

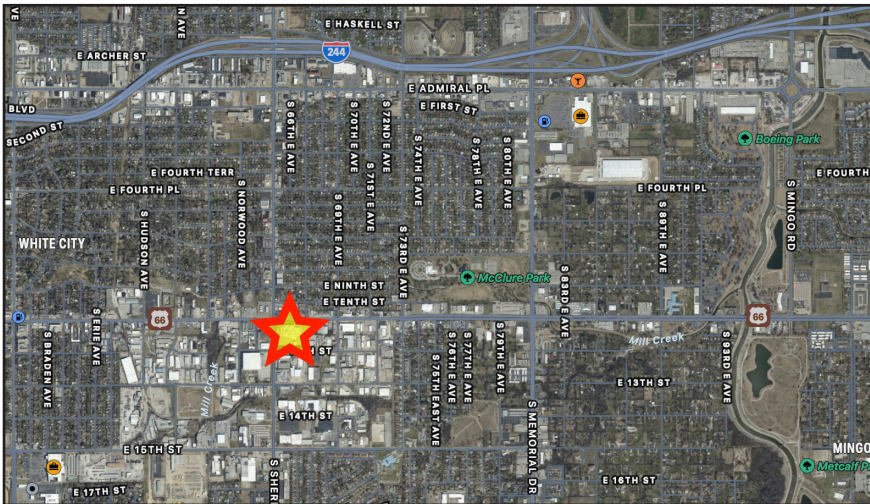
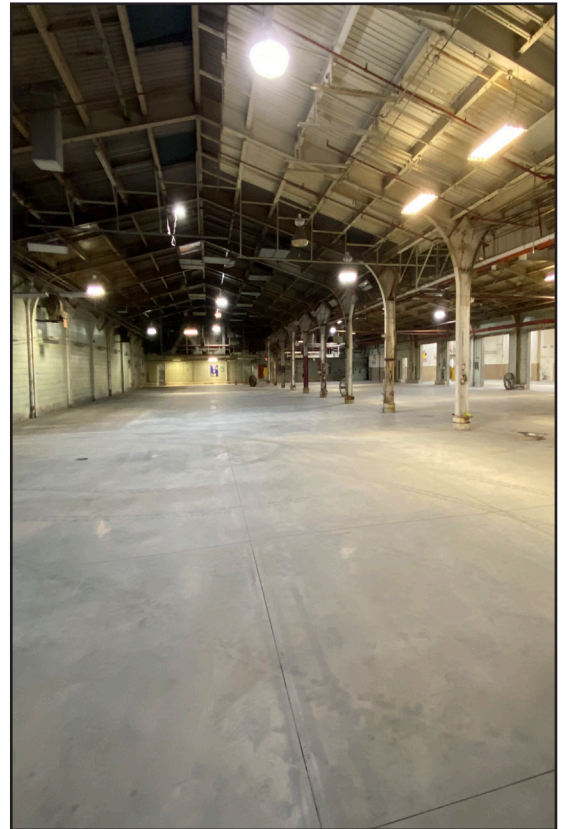
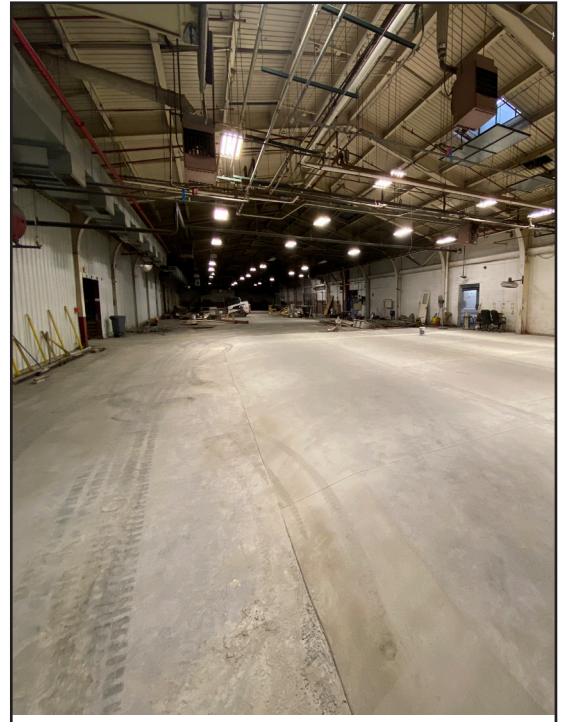


**Patrick Coates**

Direct: (918) 610 - 0700  
Mobile: (918) 629 - 1914  
pcoates@coatesproperties.com

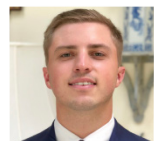


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[ben@coatesproperties.com](mailto:ben@coatesproperties.com)



**Patrick Coates, CCIM**  
Direct: (918) 610 - 0700  
Mobile: (918) 869 - 7619  
[pcoates@coatesproperties.com](mailto:pcoates@coatesproperties.com)

