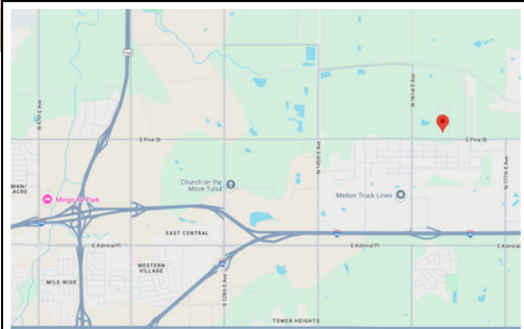


For Lease

Warehouse/Office Space

\$12/SF NNN Lease

8240 E 111th St S
Bixby, OK 74008



Location, Location, Location is a key to success!

Bring your business 8240 E 111th Street in Bixby, Oklahoma.

Perfectly located to service South Tulsa, Bixby and Broken Arrow.

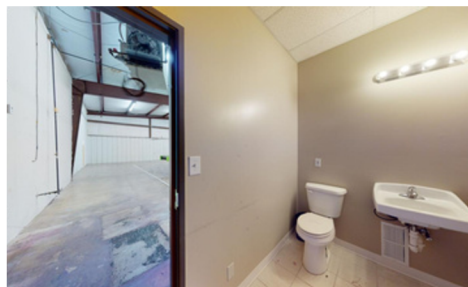
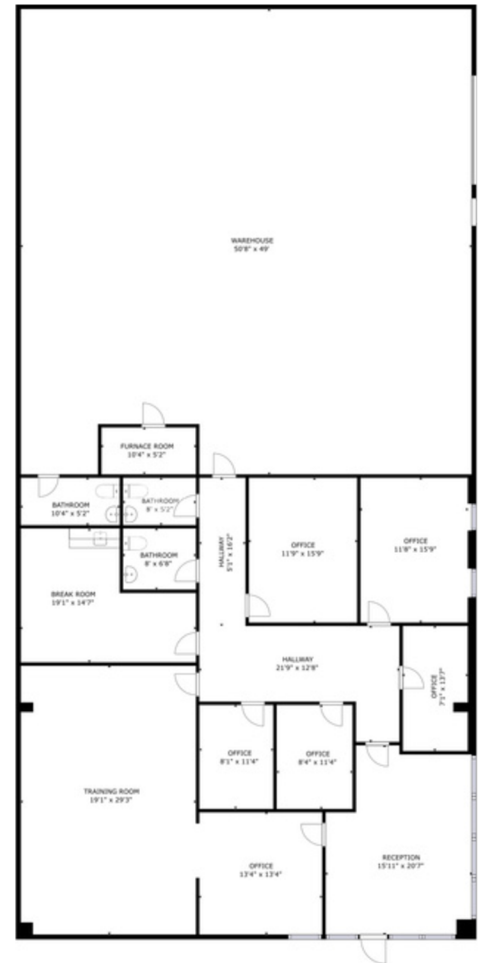


Currently available is 5,000 SF, evenly divided between office/showroom space and warehouse area. The street fronting office portion of the unit features multiple offices, a training room, a break room and two bathrooms. The free-span warehouse features an additional bathroom and is served by 3-Phase electric, gas, 14' clear height and a 12' overhead door. Situated at the busy intersection of 111th and Memorial, the property provides excellent exposure with frontage right on 111th Street. A pole sign is available for tenant branding. The lease rate is \$12 per SF NNN.

Please note that cannabis-related businesses are not permitted.

Property Features

- 5,000 SF Total Space
- 2,500 SF Office
- 2,500 SF Warehouse
- Free-span construction
- 14' clear height
- 12' Overhead Door
- 3 Phase Electric
- Pole Sign
- 111th & Memorial
- Frontage on 111th Street
- Good parking



Contact

Brian Frere, KW Commercial

+1 918 298 6900

brian@brianfrere.com

