

FOR LEASE

# 10912 S 265th Ave

Coweta, Oklahoma 74429



**\$7.50/SF NNN**  
ASKING RATE

**16,300 SF**  
AVAILABLE

**3**  
DRIVE-IN DOORS

**1994**  
YEAR BUILT

## PROPERTY OVERVIEW

Free-standing industrial warehouse in suburban Coweta, offering 16,300 SF of clear-span space with grade-level loading and a finished office build-out. The site also includes a fenced outdoor yard and a covered canopy / dock area, giving tenants secure exterior storage and staging alongside the warehouse, well suited to contractors, distribution, and service users.

## BUILDING SPECIFICATIONS

Available Area	16,300 SF
Configuration	Warehouse + Office
Outdoor Space	Fenced Yard + Canopy
Stories	Single Story
Clear Height	13'
Drive-In Doors	3 • 12'w × 12'h
Dock Levelers / Rail / Crane	None
Power	400A / 240V / 3-Phase
Parking	Surface • Available
Taxes (2025)	\$0.22 / SF

## LOCATION & HIGHLIGHTS

- Fenced outdoor yard for secure storage and staging
- Covered canopy / dock area for loading and equipment
- Grade-level loading: three 12' × 12' drive-in doors
- Heavy 400-amp, 3-phase power for shop or production use
- Finished office build-out already in place
- Tight submarket: 1.5% vacancy, limited small-bay supply

**1.5%**  
SUBMARKET  
VACANCY

**\$7.68**  
SUBMARKET  
ASKING /SF

**3.1 mo**  
AVG TIME  
ON MARKET

## ADDITIONAL PHOTOS

A full property gallery, including interior, office, and outdoor yard photos, continues on the following page.

**Caden Farmer**

Advisor • SVN | Oak Realty Advisors

**C 214-843-8502**

The information contained herein was obtained from sources believed reliable; however, SVN | Oak Realty Advisors makes no guarantees, warranties, or representations as to its accuracy. Prospective tenants should independently verify all information.

10912 S 265th Ave

Coweta, Oklahoma 74429 · Property Gallery



Warehouse interior



Grade-level drive-in access



Fenced outdoor yard



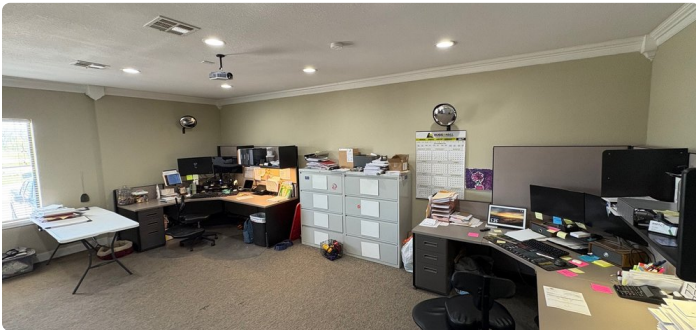
Covered canopy / dock area



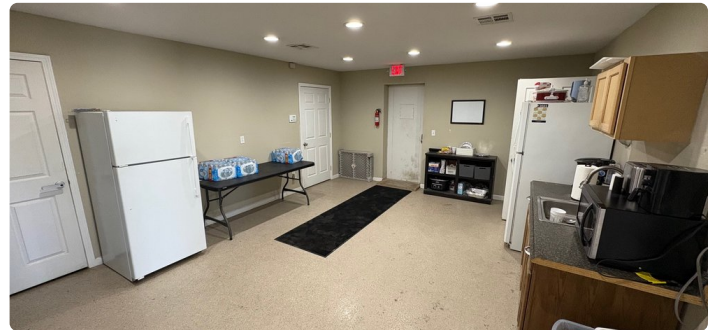
Additional drive-in access & yard



Reception / entry



Open office area



Break room & kitchen

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