

For Sale or Lease

# Office Warehouse with Improved Yard

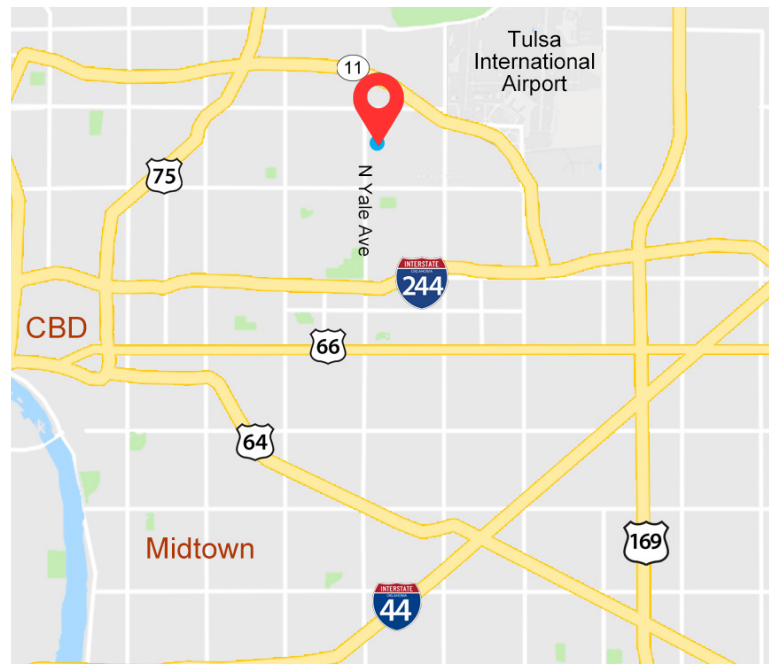
**WIGGIN**  
PROPERTIES, LLC  
41 YEARS STRONG

2039 N Yale Ave, Tulsa, OK 74115



## Property Features

- ±9,600 sf situated on ±5.88 acres hard surfaced gravel lot
  - ±1,644 sf showroom/office
  - ±1,200 sf mezzanine storage
- 18' Eaves
- 18' Sidewalls
- (3) 20' x 16' overhead doors
- (1) 12' x 12' overhead door
- Exhaust vents
- 3 phase power
- Plumbed for Air
- Close Proximity to Highway 11 and highway 244
- Zoned IM and RS3



Call Shawna Hale, CCIM or John Watchous at **918.935.2010**

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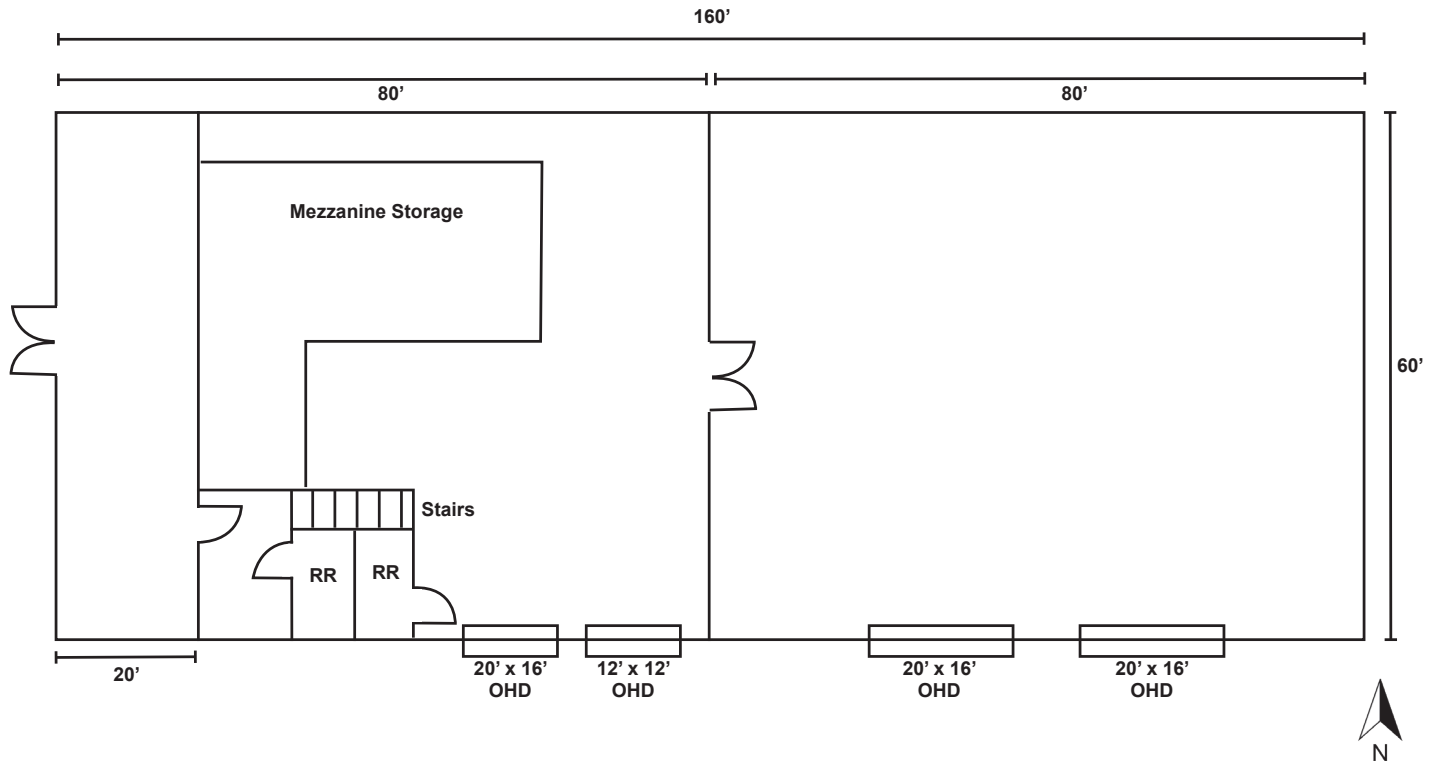
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