

1120 N BIRCH AVE / BROKEN ARROW, OK 74012 

# INDUSTRIAL BUILDING 2022 CONSTRUCTION

## 12,000± SF for Sale



Industrial Light (IL) Zoning

**CBRE**

# Property Outline



N Birch Ave

# Building Highlights

Building Size	12,000± SF*
Lot Size	0.94± Acres*
Year Built	2022
Drive-In Door	(1) 14' x 10'
Dock Door	Available
Eave Height	16' Sidewalls; 21' Ridge Height
Electrical Service	3-Phase, 4-Wire, 208/120V, 225A
Restrooms	Plumbing Stub-Out for Restrooms
Zoning	IL (Industrial Light)
Customization Options	Custom office buildouts and additional loading doors are available from the building owner/contractor, subject to negotiation.

\*Source: Assessor & Owner



Illustration of potential loading doors (negotiable).  
*Not photo of actual building*

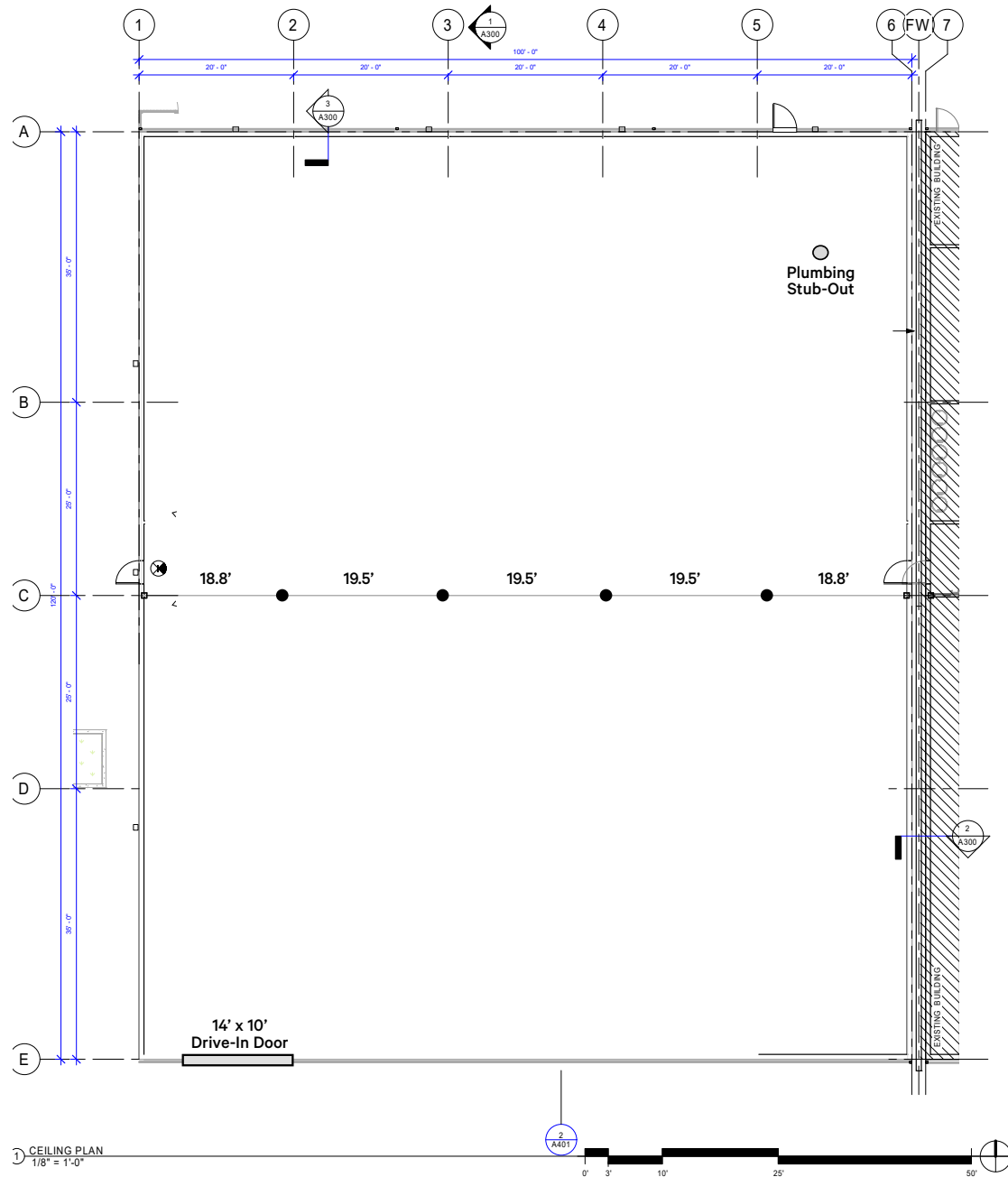




Illustration of potential loading doors (negotiable).  
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# Floor Plan



# Location Aerial



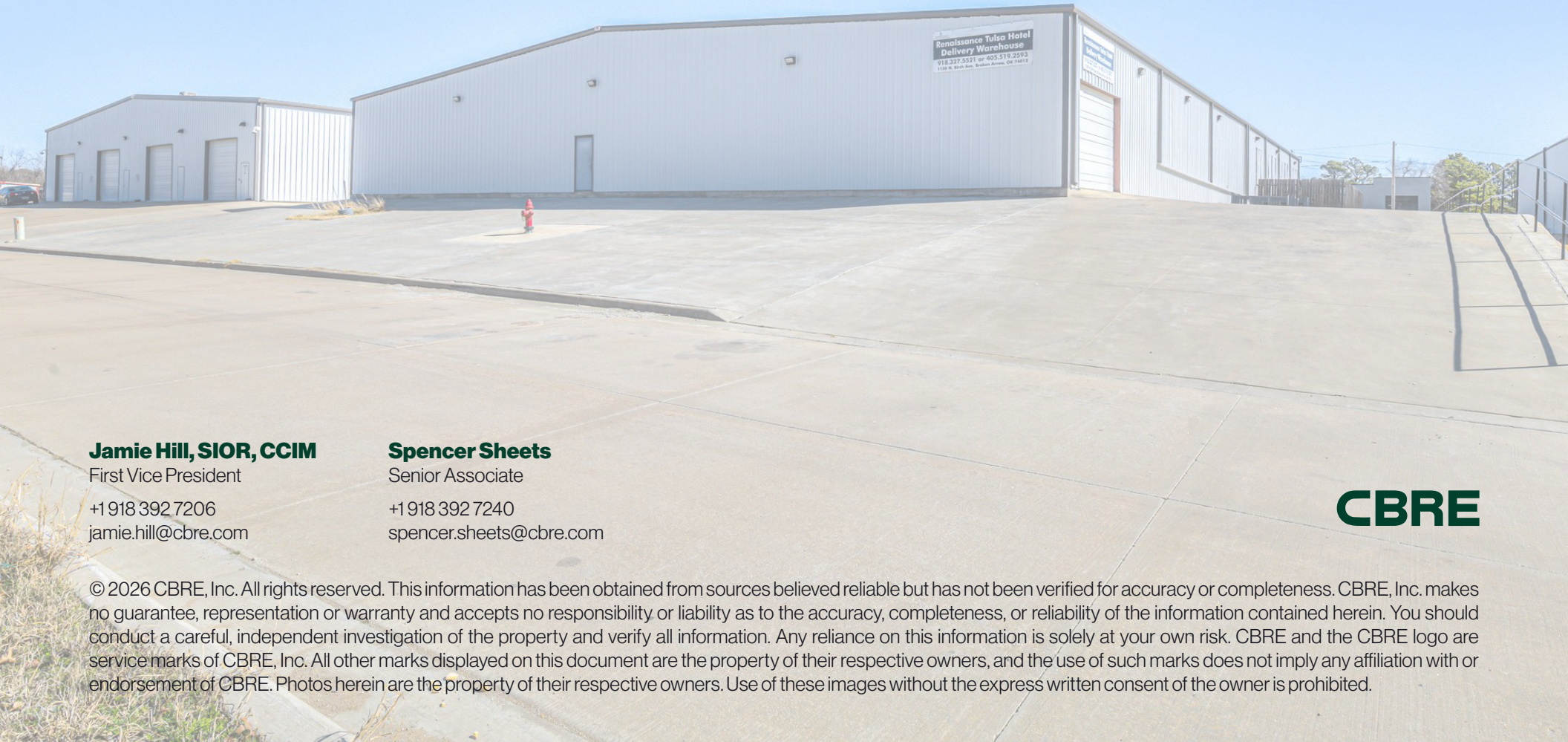


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**Jamie Hill, SIOR, CCIM**

First Vice President

+1 918 392 7206

jamie.hill@cbre.com

**Spencer Sheets**

Senior Associate

+1 918 392 7240

spencer.sheets@cbre.com

**CBRE**

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