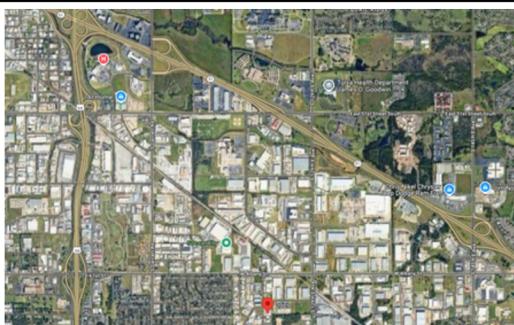


# For Lease

## Warehouse/Office Space

\$8.90/SF NNN Lease

2005 N Willow Ave  
Broken Arrow, OK 74012



### Office Warehouse Available in 6100 Center

±920 SF Office | ±3,800 SF Warehouse | Total ±4,720 SF

**Now available for lease:** a ±4,720 SF office/warehouse facility located at 2005 N Willow Ave within the 6100 Center light industrial park.

The building includes approximately 3,800 SF of warehouse space featuring a 12' x 14' overhead door, 18' clear height at the center (16' at the eaves), two hanging heaters, a private restroom, and 220V electric service.

The office area offers a functional layout with a reception area, two private offices, a break station, a restroom, and central heat and air.

Positioned at a signalized intersection at 61st and Willow, the site provides excellent access to the Mingo Valley Expressway and the Broken Arrow Expressway. Suitable for a variety of light industrial or service uses.

***Immediate availability.***

## Property Highlights:

- Located within the 6100 Center light industrial park
- Signalized intersection at 61st St & Willow Ave
- Convenient access to Mingo Valley Expressway and Broken Arrow Expressway



## Office Features:

- ±920 SF
- Reception area
- Two private offices
- Break station
- Central heat and air
- Private restroom
- Zoning: Industrial
- Availability: Immediate



## Warehouse Features:

- ±3,800 SF
- 12' x 14' overhead door
- 18' clear height at center; 16' at eaves
- Two hanging gas heaters
- 220V electric service
- Private restroom



## Contact

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