



406 Tiger Switch Rd, Catoosa, OK 74015

Introducing an owner/user with potential partial investment opportunity in Catoosa, OK This 10,523 SF industrial building along with a 1,296 sq. ft. shop building, both constructed in 1998, is ideally situated in the Tulsa area. Zoned for Industrial Light (IL), Commercial General (CG), and Residential Single Family (RS-25), this versatile property offers endless potential for the savvy owner/user, investor and/or developer. The strategic location provides convenient access for industrial, truck terminal, hub, and transit operations. The RS-25 parcel is about 80% flood plain, but would be well-suited for RV park. Don't miss out on the chance to optimize your portfolio with this exceptional property.

- 10,523 SF industrial building with additional 1,296 shop building on 11.12 acres of Industrial Light (IL) zoned land
- 10.07 acres of Commercial General (CG) zoned land with pending 20 year ground lease to energy company
- 10.85 acres of Residential Single Family (RS-25) zoned land with approx. 20% outside Flood Zone A
- 5.95 acres of Industrial Light (IL) zoned industrial development land, not contiguous

Offering Summary

SALE PRICE:	\$2,150,000
LOT SIZE:	37.99 Acres
BUILDING SIZE:	11,819 SF

Properties

Description

PARCEL A	11.12 Acres
PARCEL B	10.07 Acres
PARCEL C	10.85 Acres
PARCEL D	5.95 Acres

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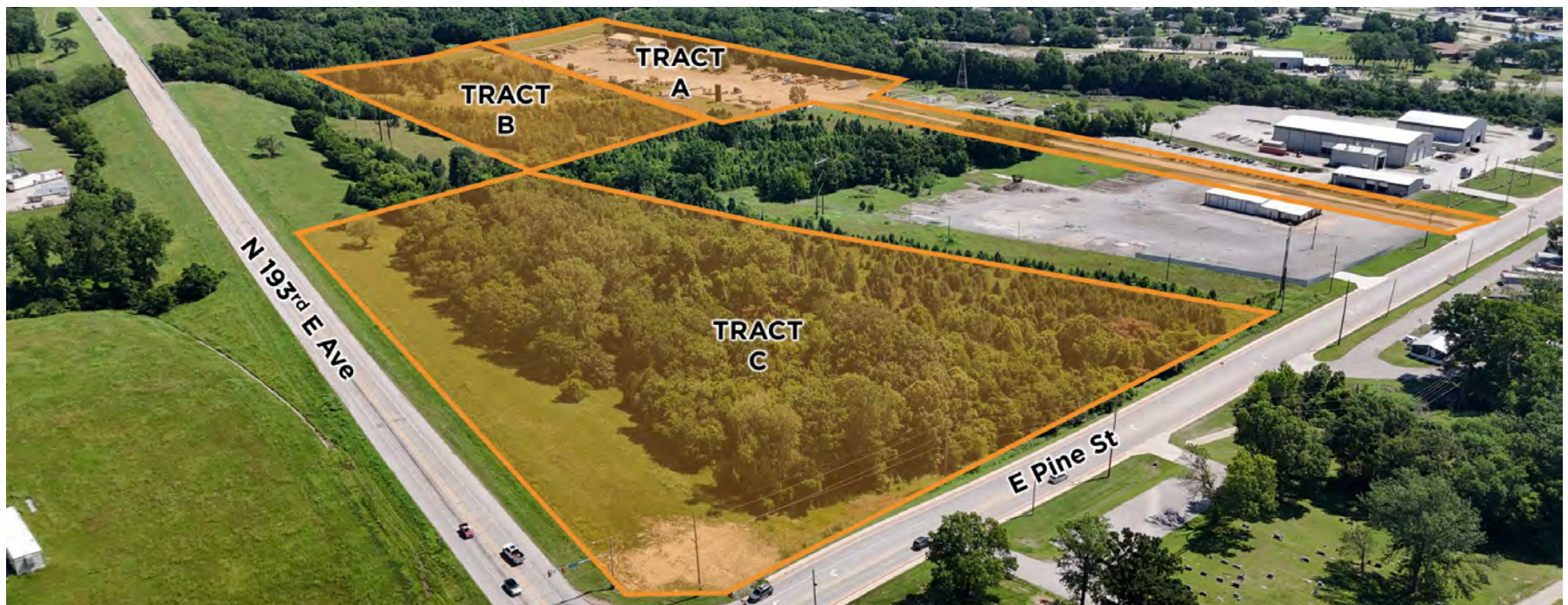
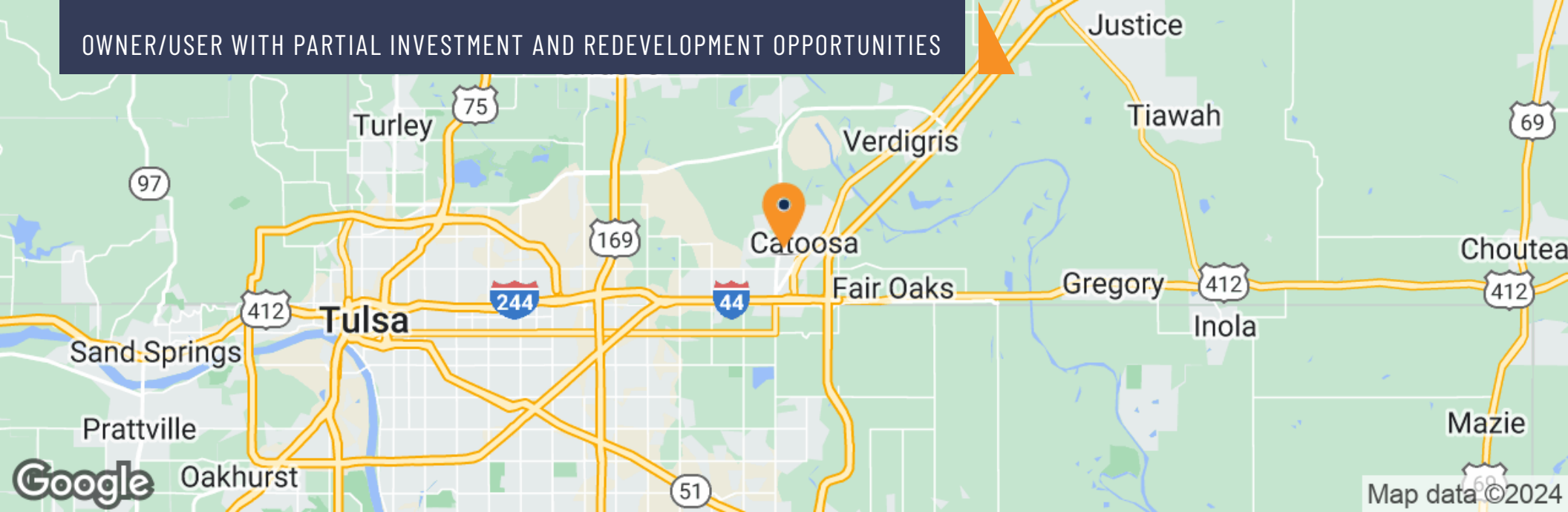
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OWNER/USER WITH PARTIAL INVESTMENT AND REDEVELOPMENT OPPORTUNITIES



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