

BARTLESVILLE HWY 75 RETAIL & SMALL WAREHOUSE FOR SALE



**1310 SE WASHINGTON BLVD,
BARTLESVILLE, OK 74006**

SIZES

- 9,288 SF Retail & Warehouse Buildings
 - 7,860 SF Retail
 - 1,428 SF Warehouse
- 23,958 SF Land Site (.55-Acre)
(See Aerial & Floor Plan)

FEATURES

- Newly renovated retail building with new roof, new HVAC
- 10' Ceiling Heights; 11'6" under beam
- 3-Phase 240 V electric
- Former Aaron Rents location
- Excellent frontage/signage potential along Washington Blvd
- Over 24,000 vehicles pass site daily (AADT Estimates)
- New automotive planned next door
- Central, Washington Blvd/Hwy **75** retail and service corridor
- Nearby Hwy 60/Adams Blvd to Downtown Bartlesville



The information contained herein is believed to be accurate but is not guaranteed as to accuracy and may change or be updated without notice.

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Aerials

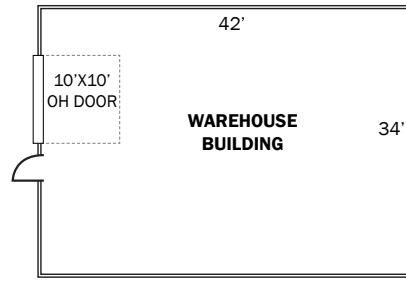


Site Plan/Floorplan

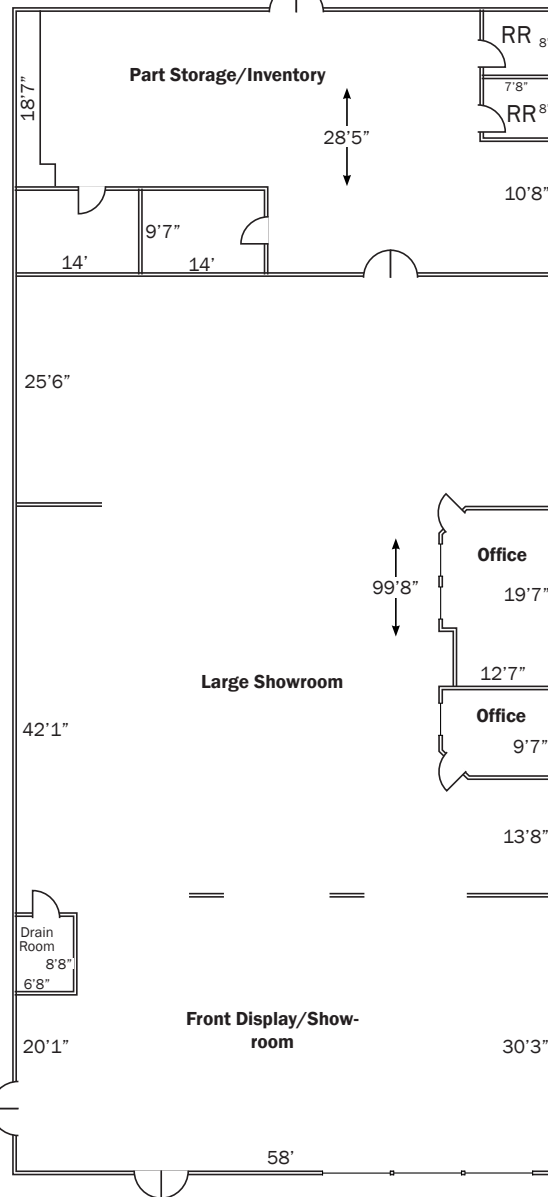
100'

241'

40'
CONCRETE
DRIVE/PARKING
ACCESS



75'
CONCRETE
LOADING



SE WASHINGTON BLVD/HWY 75

ALL DIMENSIONS/BOUNDARY LINES
ARE APPROXIMATE

Photos



Front Display/Showroom



Front Display/Showroom



Large Showroom



Large Showroom



Small Warehouse Building