

# Industrial Building on 10± Acres

6431 Frankoma Road  
Tulsa, OK 74131  
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## Industrial Building

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# Property Features

Conveniently located between west Tulsa and Sapulpa on Frankoma Road, CBRE is pleased to present this light industrial property for sale. Featuring 10± acres in a park-like setting, the property has a 7,500± SF main building, a secondary shell building and ample room for additional growth.

Located in Creek County, the current owner of the building has made several recent improvements, which include LED shop lighting, brand new electrical service, new HVAC systems, interior liner panels and more.

The property is offered as-is and will be fully vacant at closing.

### Main Building

- + 7,500± SF Total
  - 6,000± SF Main Building (60' x 100')
  - 1,500± SF Open Office Area
- + Clear Span
- + (3) 10' x 10' Drive In Doors
- + (1) 14' x 14' Drive In/Dock High Door
- + Interior Dock
- + Fully Climate Controlled
- + New Electrical Panel with 3-Phase, 480v, 600amp Service
- + 7' Liner Panel
- + LED Lighting
- + Fully Insulated Building
- + 11' to 14' Clear Height
- + Concrete and Asphalt Parking

### Secondary Building

- + 1,750± SF Shell Building
- + (2) 12' x 14' Drive In Doors
- + 14'± Clear Height
- + Has Power and Utilities
- + Restroom

### Site

- + 10.1± Acres (per Tax Record)
- + Fully Fenced
- + Gated Entrance
- + 40' x 100' Quonset Hut to Remain
- + Creek County
- + Commercial Zoning (per INCOG)

### Economics

- + **Contract Price: \$1,100,000**



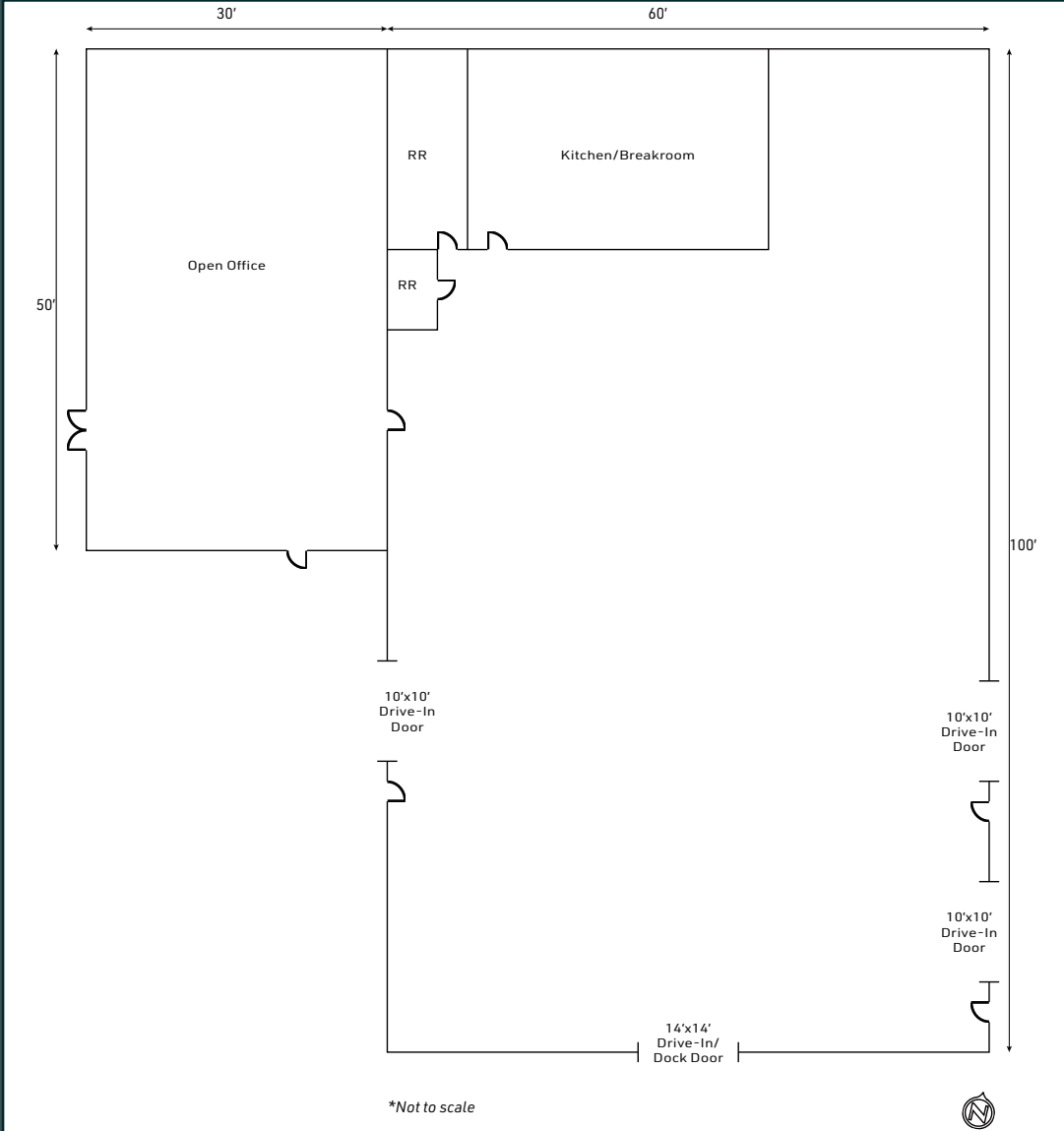
Secondary Building



For Sale



Main Building



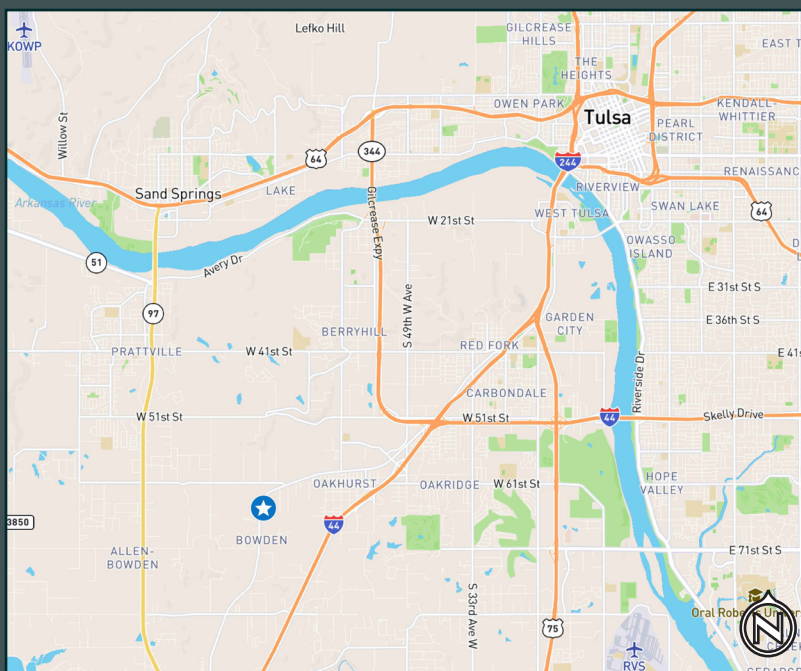
Floor Plan  
Main Bldg



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# For Sale



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