

## **ROUTE 66 INDUSTRIAL BUILDINGS FOR LEASE**



**7605-7617 E 11TH ST, TULSA, OK 74112**

### **SIZES**

- **7617:** 7,200 SF Showroom/Warehouse
  - 835 SF Office/Showroom
  - 6,365 SF Warehouse
- **7605:** 3,770 SF Showroom/Warehouse (available 8/26)
- Contiguous 10,933 SF with connector canopy (see floor plan)

### **FEATURES**

- Flexible for retail, showroom, offices and warehouse
- Newly reconditioned buildings with new LED lighting, liner panels and paint
- 1993 Metal Construction with insulated metal warehouse
- 12'X12' OH doors; 15' Clear heights
- 240V, 3-phase electrical (**7617** Bldg is partially climate controlled)
- Small gated storage yard potential
- Flexible building signage opportunities
- Commercial Heavy Zoning (CH)
- Route 66 Location with newer streets/sidewalks
- Central Tulsa industrial/service district
- New local ownership



*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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# AERIAL



 7617: 7,200 SF Available Now

 7605: 3,770 SF Available 6/26

## 7617 E 11TH PHOTOS



Building Exterior



Showroom/Offices



Warehouse

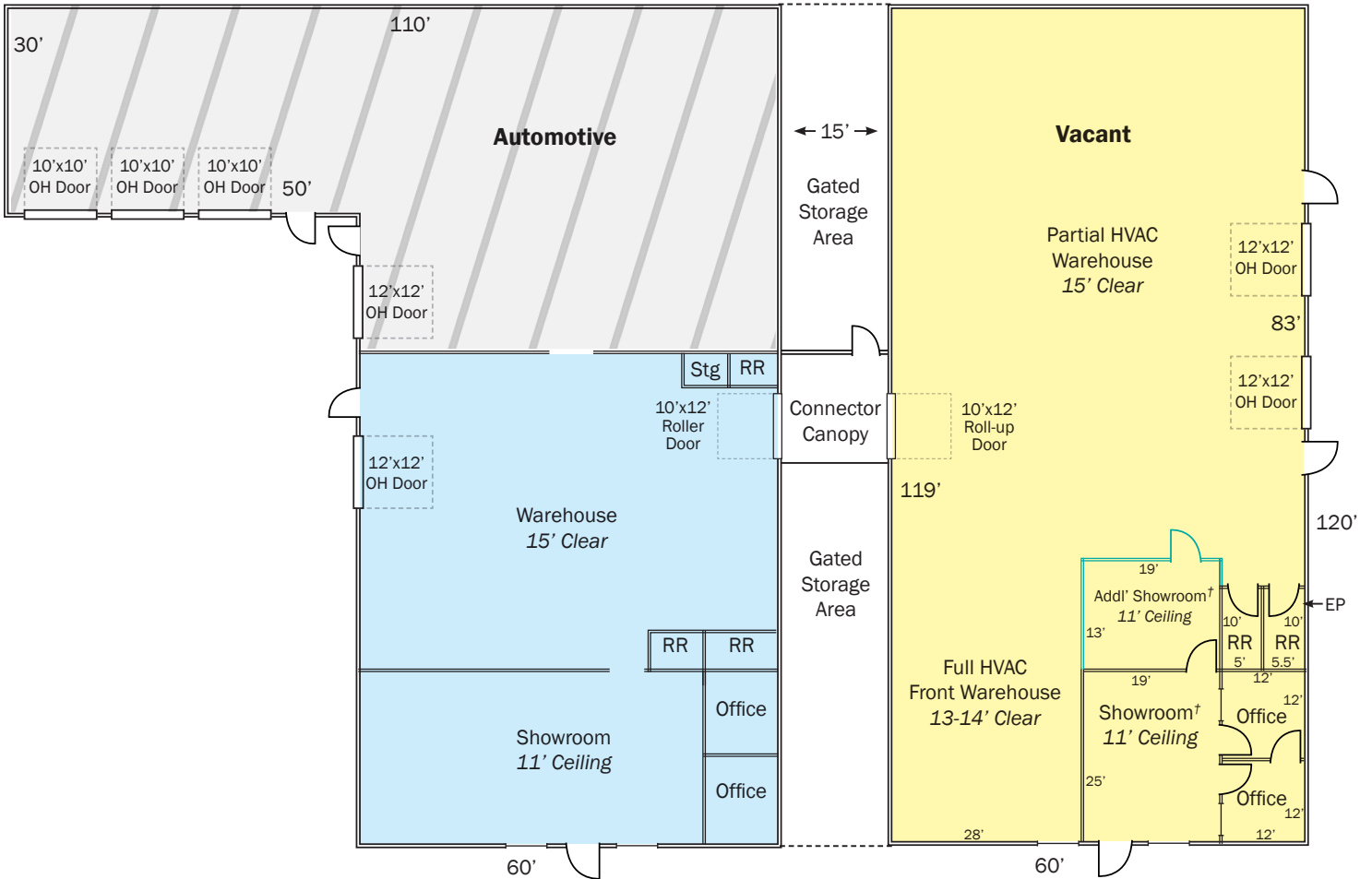


Warehouse

# FLOOR PLAN

**7605 E 11th St**  
3,733 SF Available\*

**7617 E 11th St**  
7,200 SF\*



## E 11TH ST

- 7617: 7,200 SF Available Now**
- 7605: 3,770 SF Available 8/26**

\* Dimensions are approximate  
† 7617 Showroom can be expanded