

11,900± SF INDUSTRIAL BUILDING FOR LEASE

CBRE



1827

## Office-Intensive Industrial Building

N YELLOWOOD AVE | BROKEN ARROW | OK



## Executive Summary

This well-maintained industrial building is ideally suited for service-oriented, wholesale showroom and other light industrial users. This is a rare opportunity for a tenant seeking a heavier office build-out in a high-quality building with ample parking and hard-surfaced outdoor storage. The location enables quick connectivity to Highways 51 and 169 as well as Interstate 44, facilitating convenient travel throughout the greater Tulsa metropolitan area.



**BUILDING FRONT**



**BUILDING REAR**



**PARKING SPACES**

# PROPERTY OVERVIEW

## Site Overview

- 11,900± SF Total
  - 6,950± SF Office
  - 4,950± SF Warehouse
- 31± Striped Parking Spaces
- Fenced and Hard-Surfaced Area for Outside Storage/Parking
- Security System with Interior and Exterior Cameras
- Industrial Light (IL) Zoning
- 0.95± Acres

**11,900±**  
**SQUARE FEET**

**0.95±**  
**ACRES**



**RECEPTION/SHOWROOM**



**BULLPEN AREA**



**WAREHOUSE INTERIOR**

# BUILDING OVERVIEW

## **Office Details - 6,950± SF**

- Reception/Showroom
- (3) Open Bullpen Areas
- (10) Private Offices
- Conference Room
- Kitchen/Breakroom
- (4) Restrooms
- 10' Drop Ceiling

## **Warehouse Details - 4,950± SF**

- 14' Eave Height
- 17.2' Ridge Height
- (2) 10' x 12' Drive-In Doors
- LED Lighting on Motion Sensors
- 7' x 13' Storm Shelter
- 3-Phase, 4-Wire, 208/120V, 400A
- Fully Insulated
- Metal Panel Liner
- Gas Heaters
- Restroom

Office/Warehouse contents and furniture will be removed prior to new tenant's occupancy and are not included.



PROPERTY OUTLINE



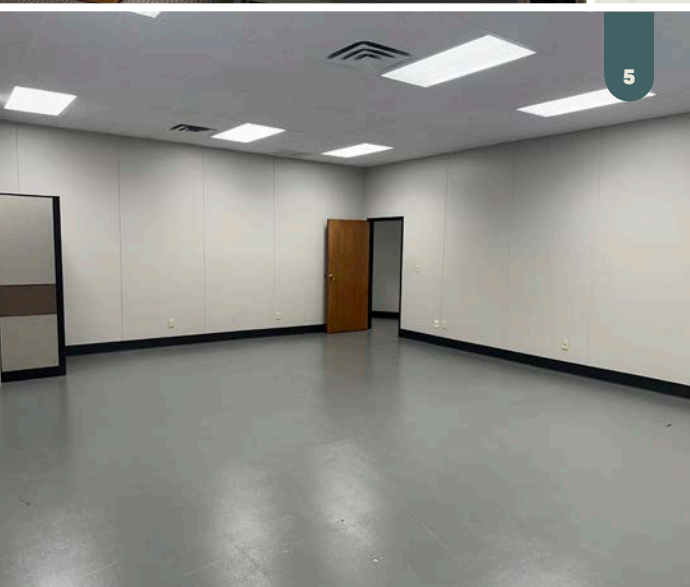
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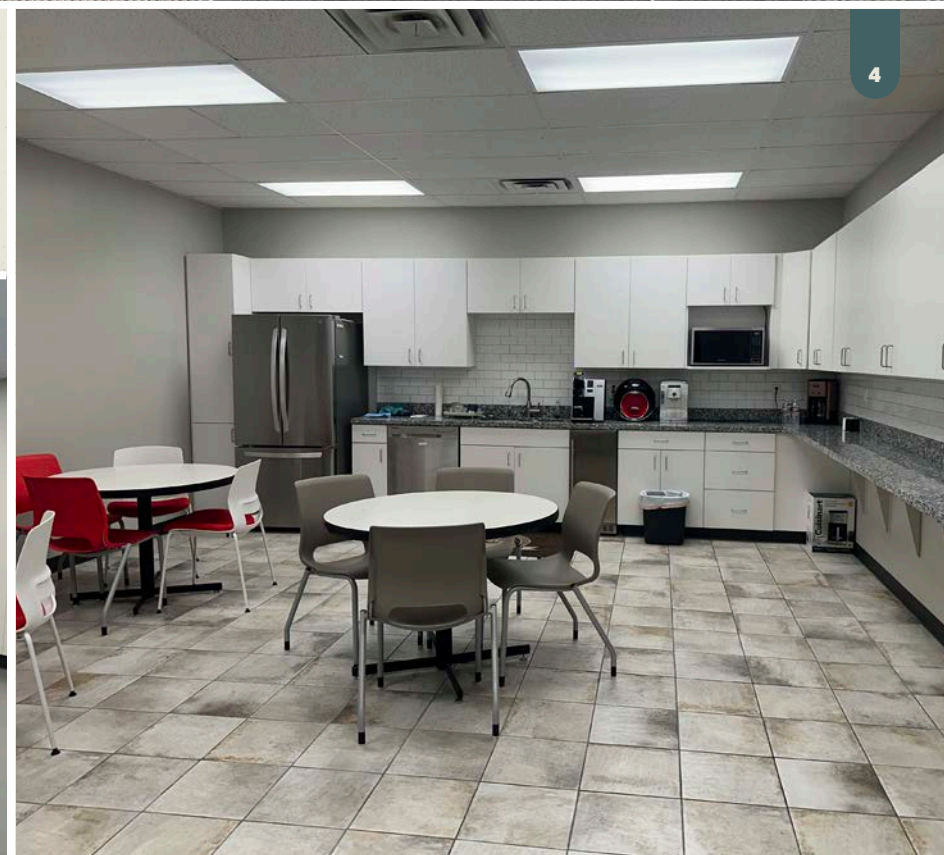
2



3



5



4

6,950± SF  
OFFICE

- [1] Reception/Showroom
- [2] Conference Room
- [3] Private Office
- [4] Breakroom
- [5] Workroom



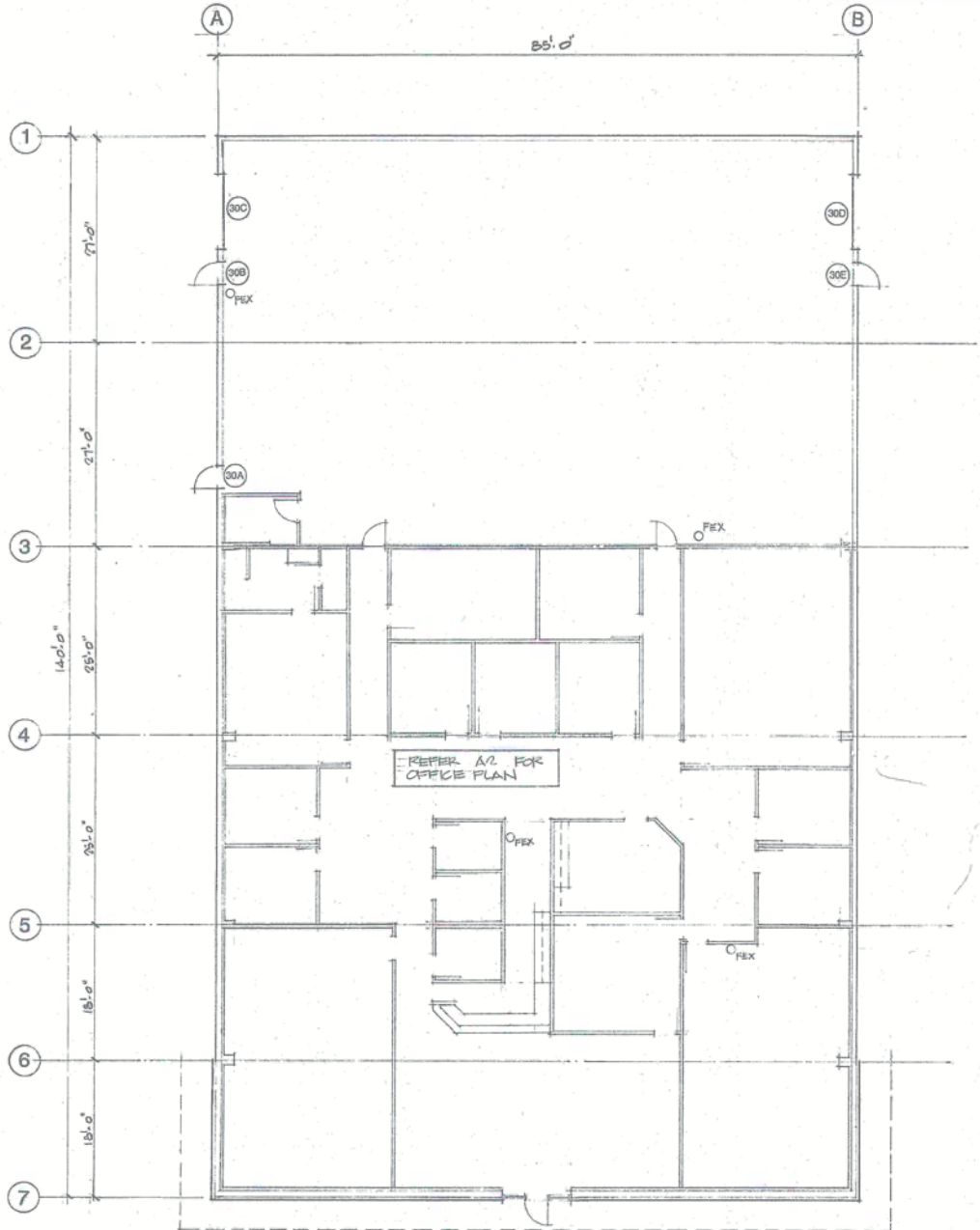
4,950± SF  
WAREHOUSE

- [1] Storm Shelter
- [2] Warehouse Interior
- [3] Warehouse Interior
- [4] Drive-In Door

# FLOOR PLAN

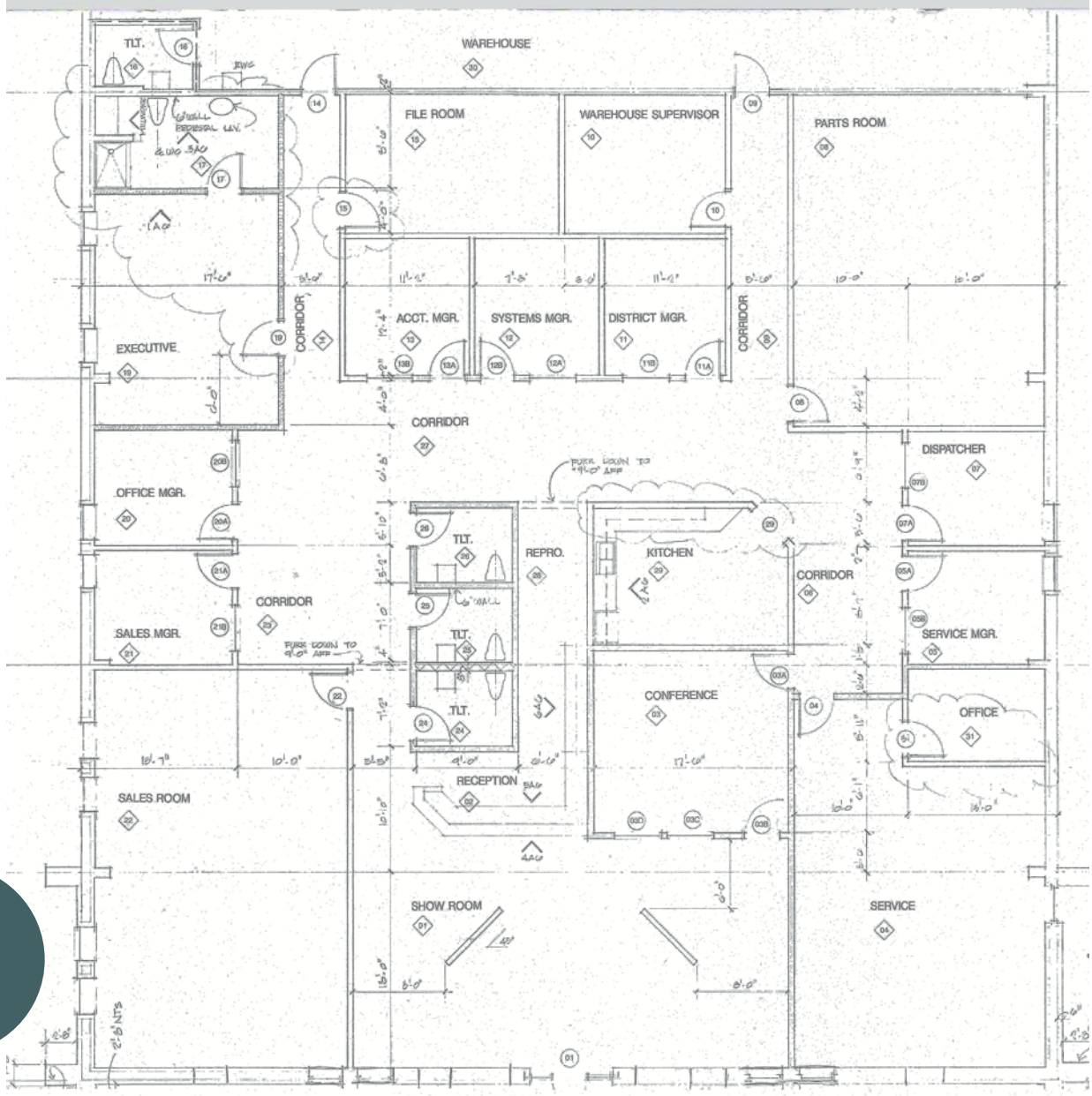
Building

11,900± SF



# FLOOR PLAN

## Office

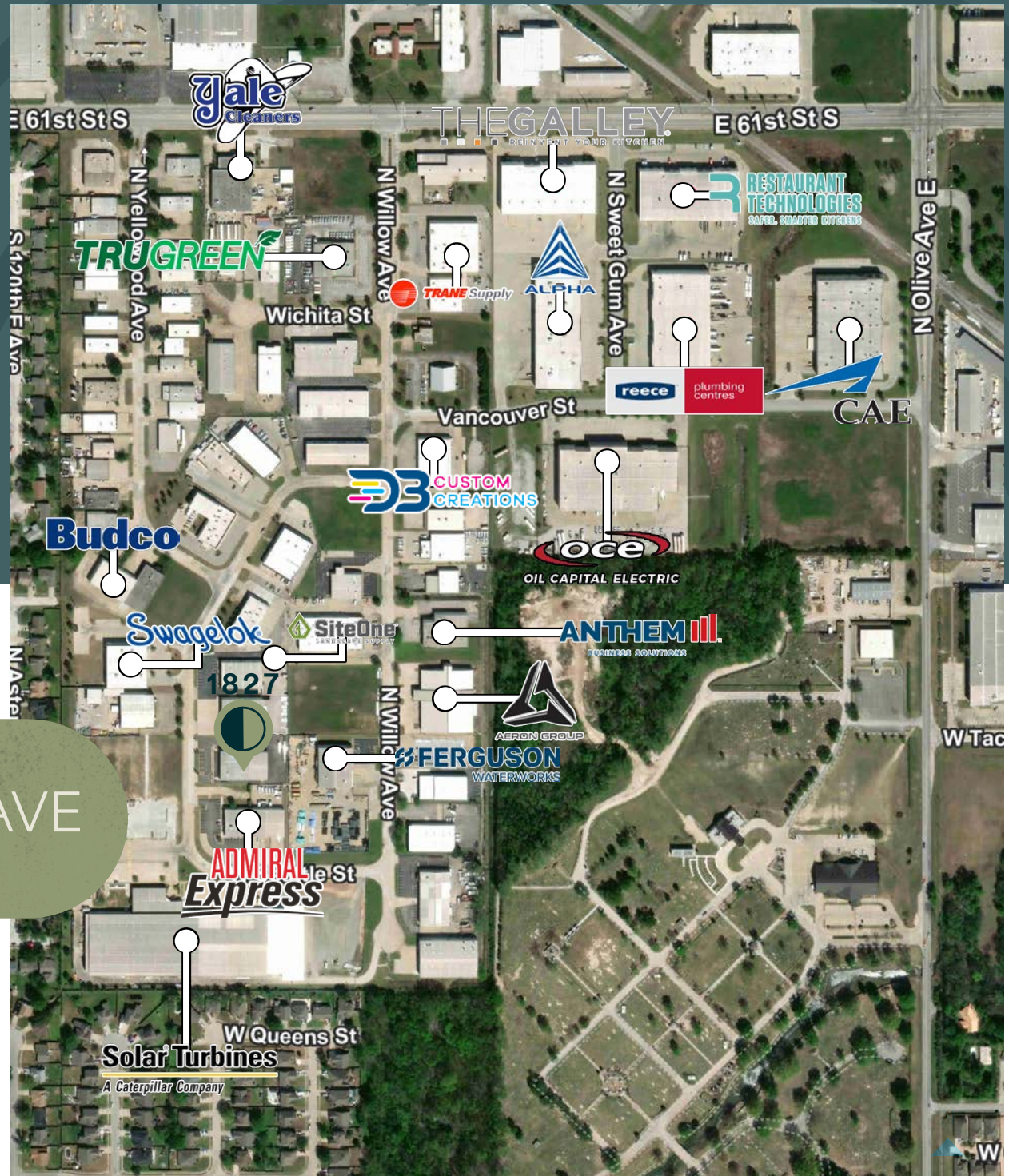


6,950± SF



# AREA MAP

Office/Warehouse



1827 N YELLOWWOOD AVE



**11,900± SF  
INDUSTRIAL BUILDING  
FOR LEASE**

**1827 OFFICE/  
WAREHOUSE**

N YELLOWOOD AVE  
BROKEN ARROW | OK

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