

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
- 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



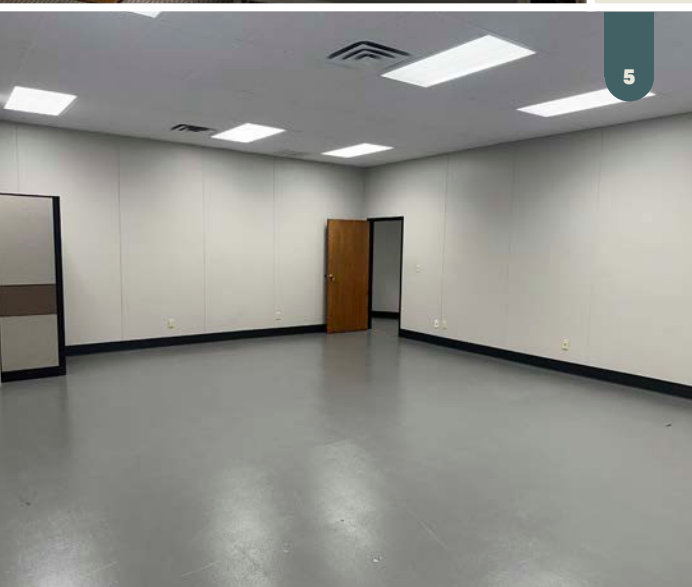
1



2



3



5



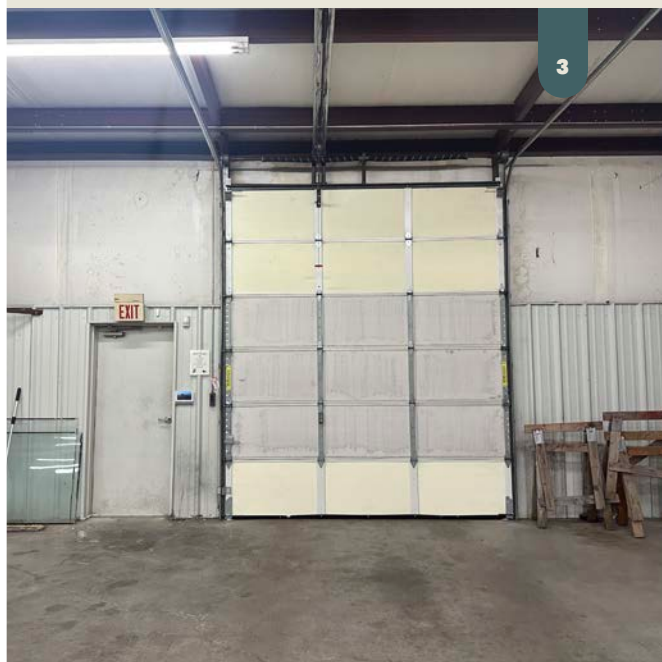
4

6,950± SF
OFFICE

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



4,950± SF
WAREHOUSE

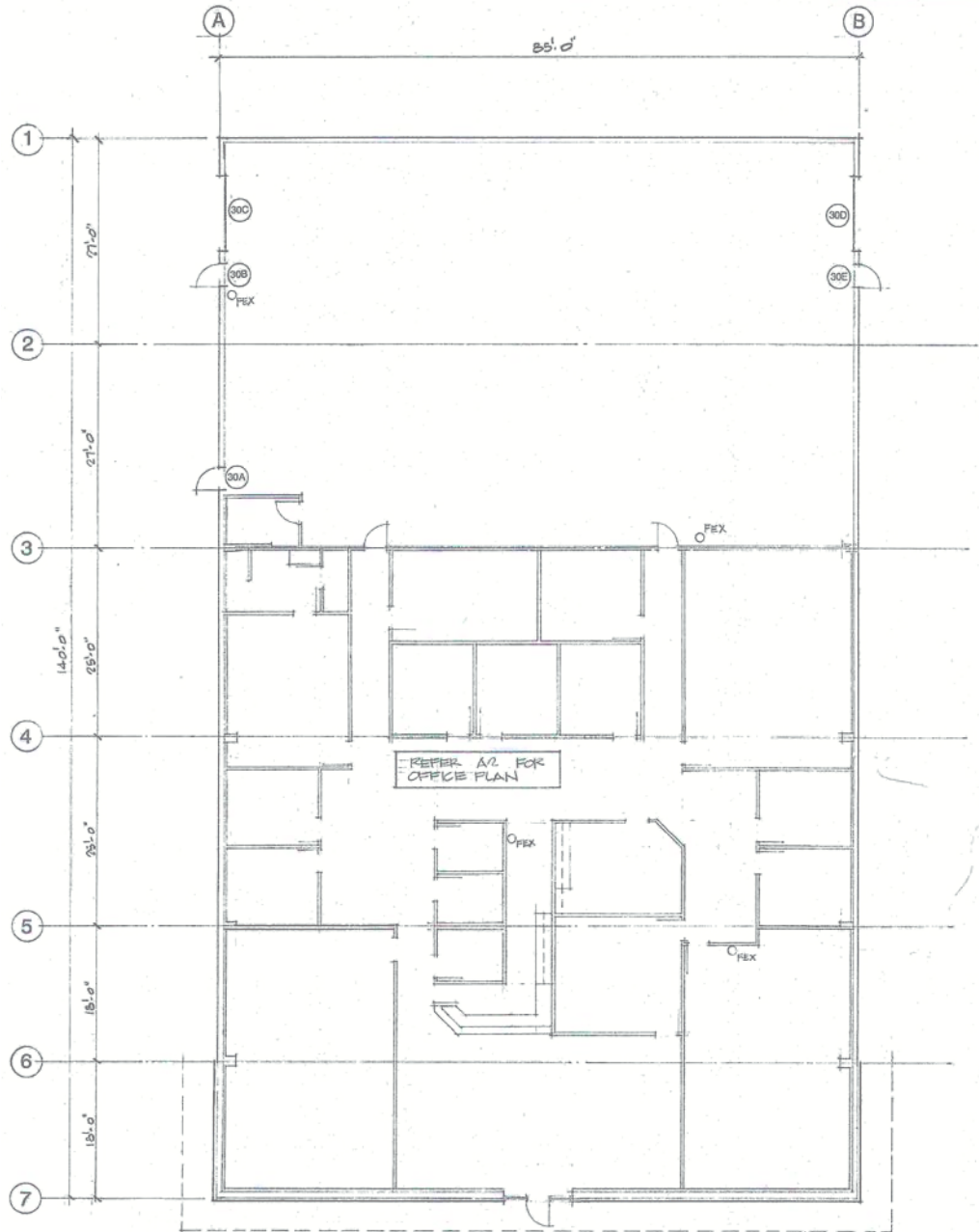


- [1] Warehouse Interior
- [2] Warehouse Interior
- [3] Drive-In Door

FLOOR PLAN

Building

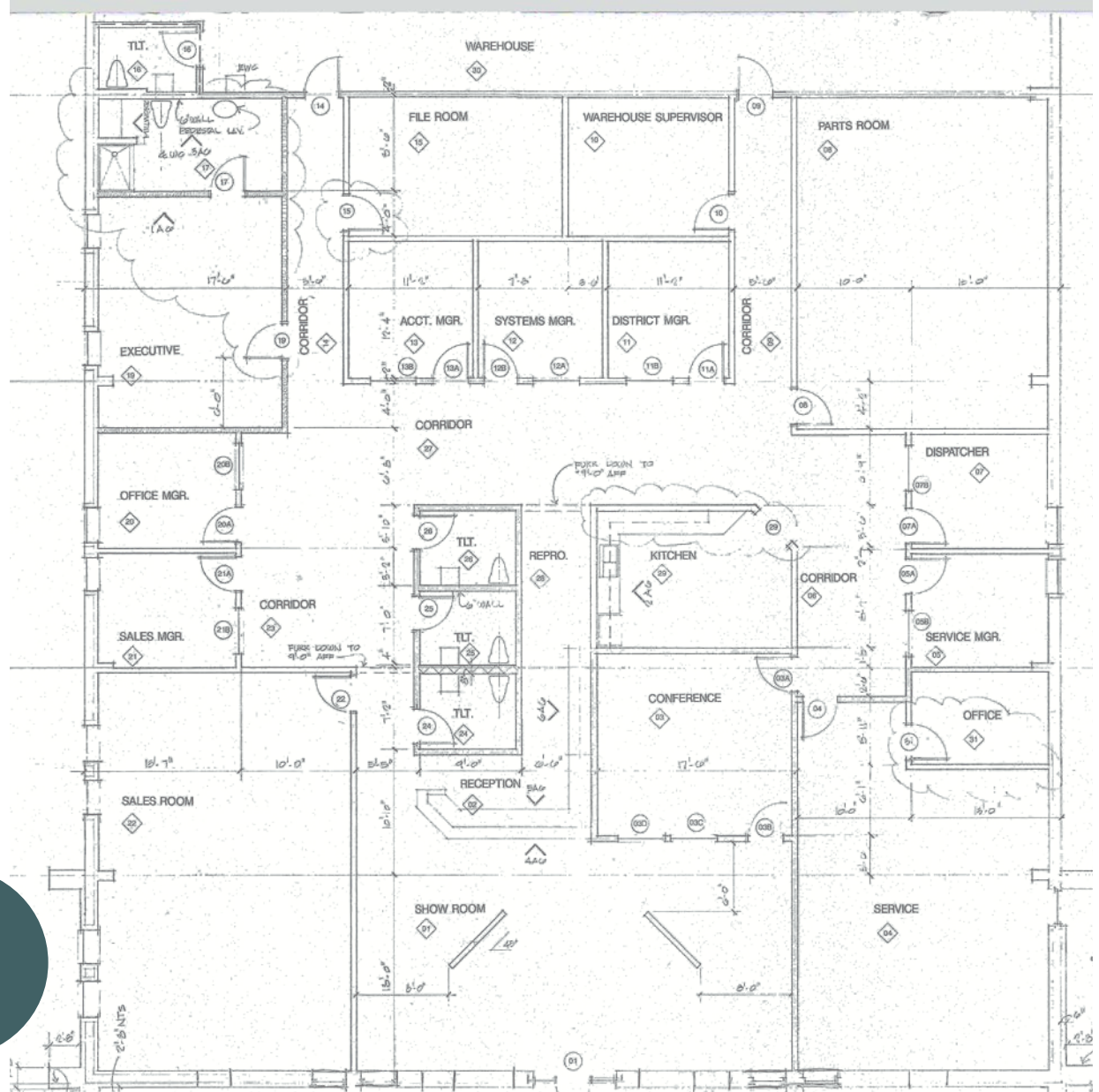
11,900± SF



FLOOR PLAN

Office

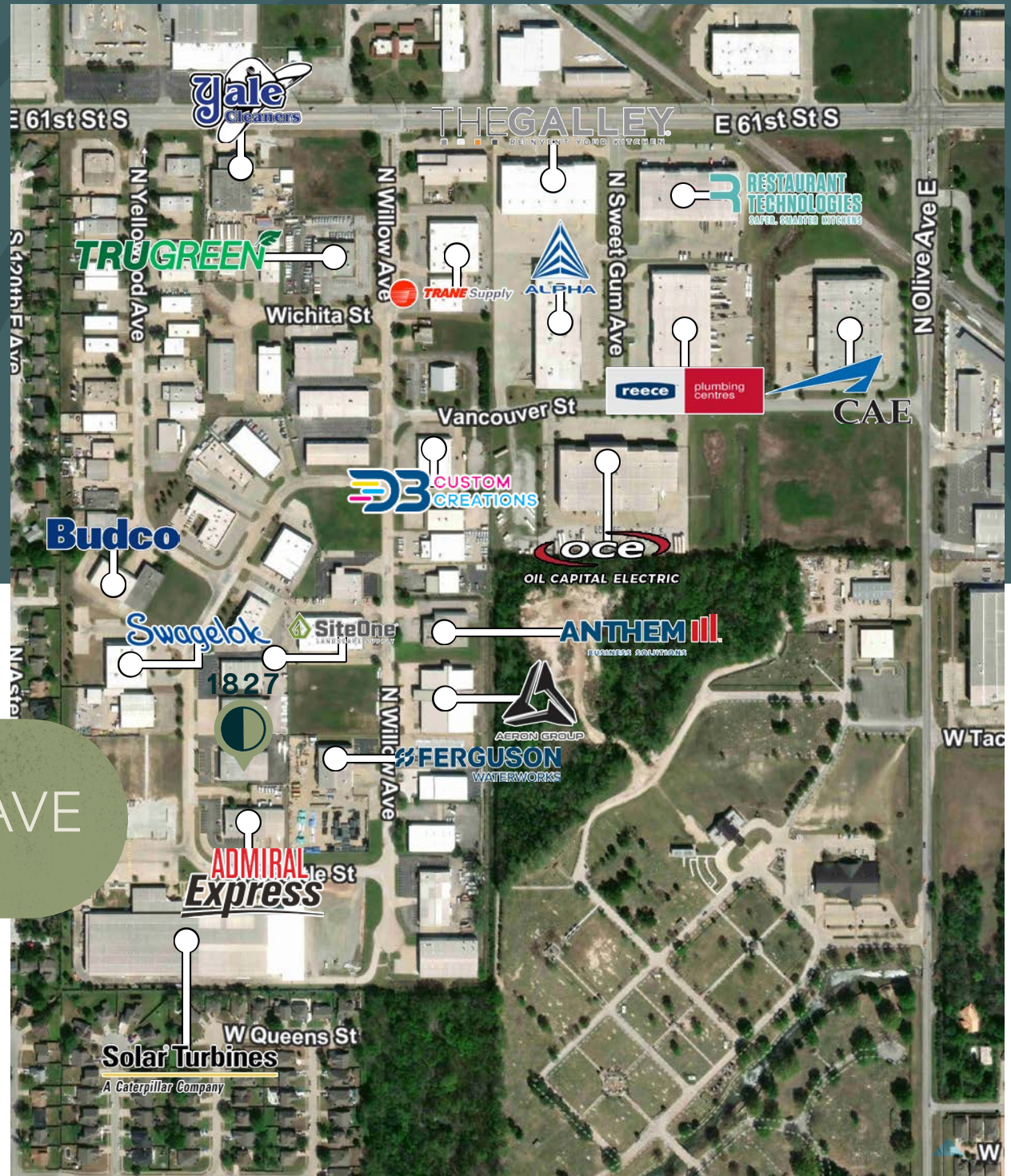
6,950± SF





AREA MAP

Office/Warehouse



1827 N YELLOWWOOD AVE



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INDUSTRIAL BUILDING
FOR LEASE**

**1827 OFFICE/
WAREHOUSE**

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