

1120 N BIRCH AVE / BROKEN ARROW, OK 74012 

INDUSTRIAL BUILDING 2022 CONSTRUCTION

12,000± SF for Sale



*fire hydrant
to be relocated*

Industrial Light (IL) Zoning

CBRE

Property Outline



1100 N Birch Ave
12,000± SF
Also Available for Purchase
for a Total of 24,000± SF

Abby Alhlou Dr

N Birch Ave

Building Highlights

Building Size	12,000± SF*
Lot Size	0.94± Acres* Additional 0.69± Acres for Parking Available to Purchase
Year Built	2022
Drive-In Door	(1) 14' x 10'
Dock Door	Available
Eave Height	16' Sidewalls; 21' Ridge Height
Electrical Service	3-Phase, 4-Wire, 208/120V, 225A
Restrooms	Plumbing Stubbed-Out
Zoning	IL (Industrial Light)
Customization Options	Custom office buildouts and additional loading doors are available from the building owner/contractor, subject to negotiation.

*Source: Assessor & Owner





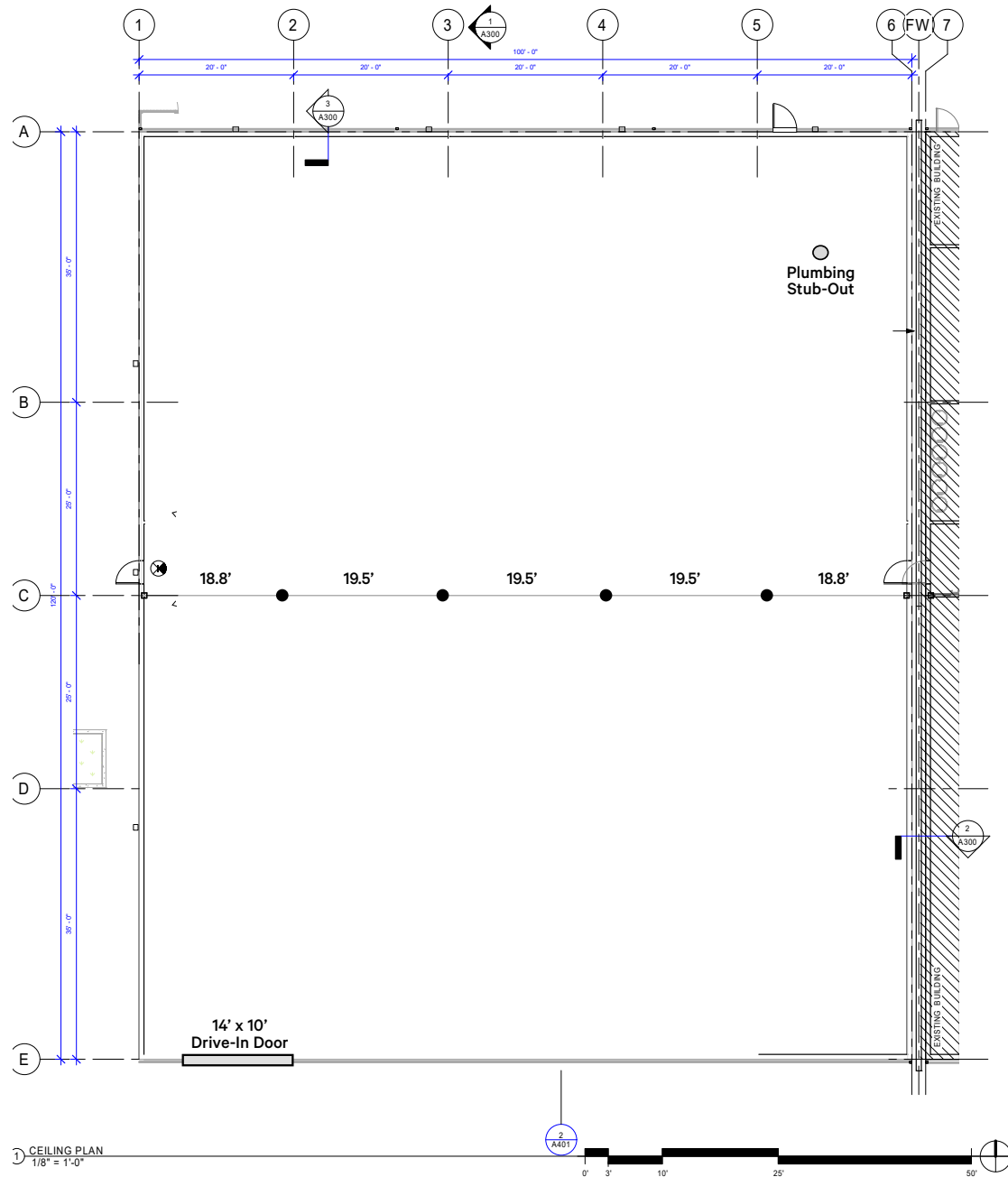
*fire hydrant
to be relocated*



Illustration of potential loading doors (negotiable).
Not photo of actual building



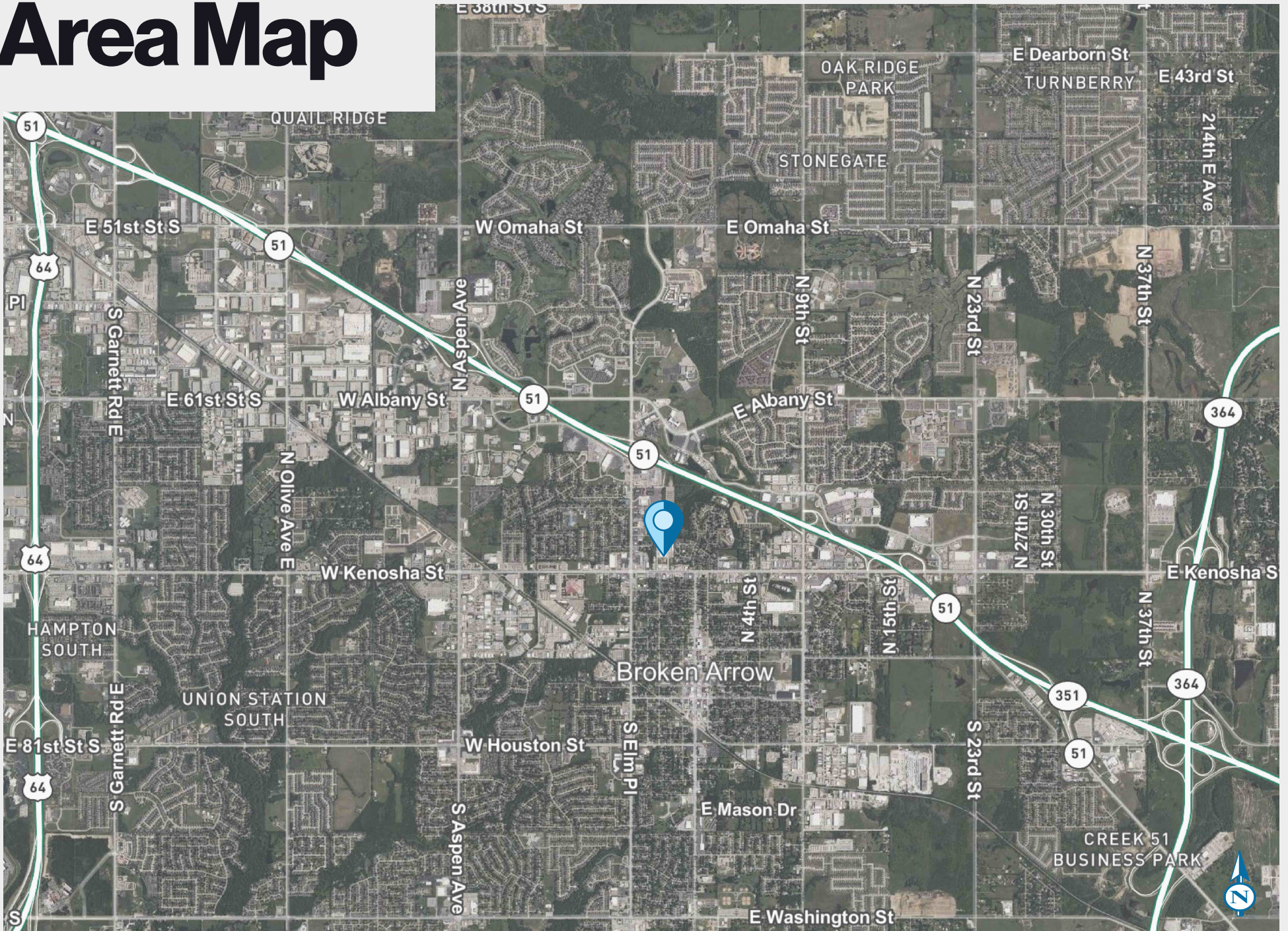
Floor Plan



Location Aerial



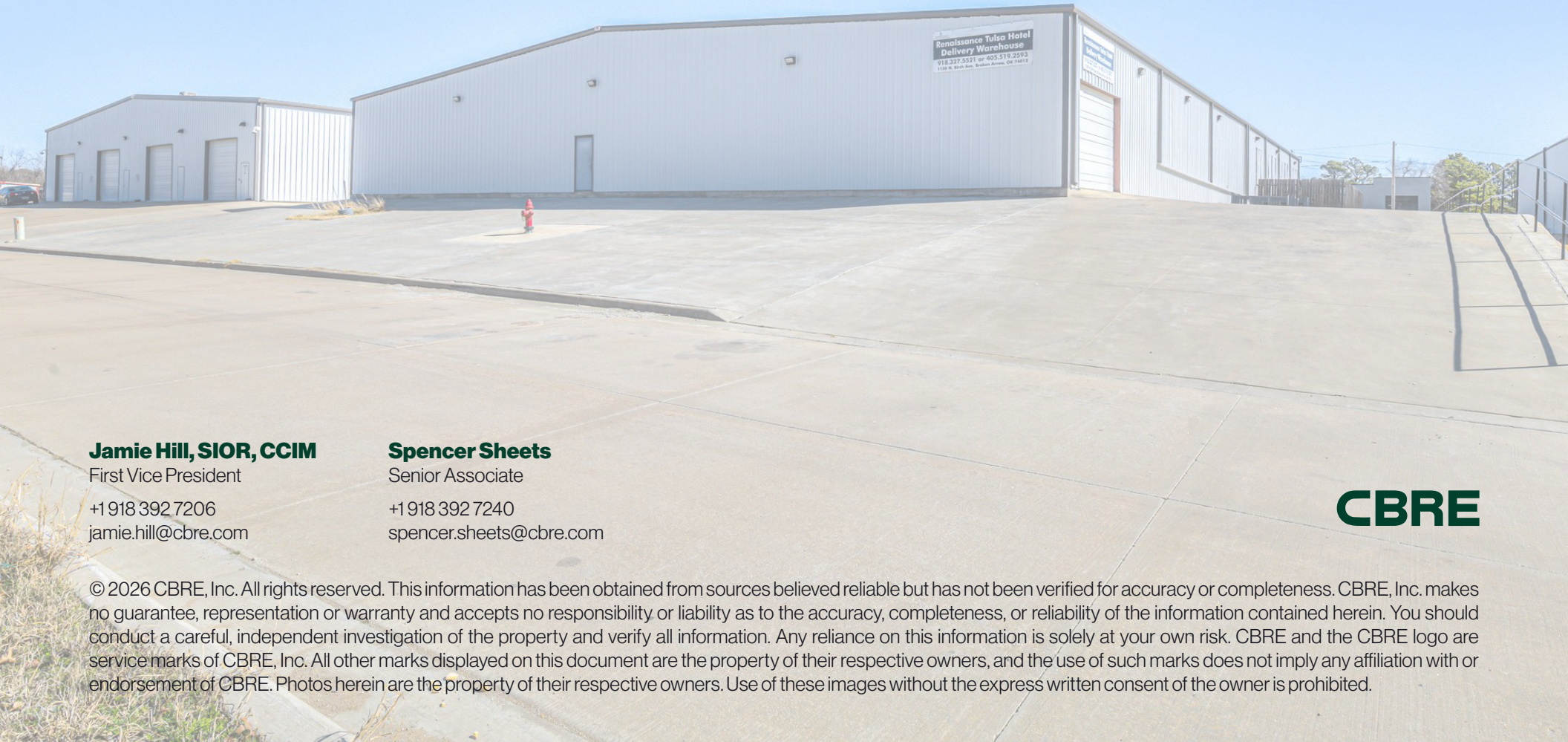
Area Map



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