

919 S Roland St

919 S Roland St, Bristow, OK 74010

kw
KELLERWILLIAMS.

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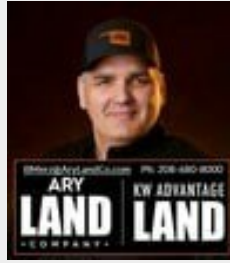
Price: \$780,000

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This outstanding 6,200 SqFt flex industrial commercial property on Historic Route 66 in Bristow, OK, offers a spacious and versatile setup ideal for a range of business operations. Main Shop Area (60' x 75', 4500 sq ft): Impeccably built with 18' side walls, this area provides ample vertical space for shelving or overhead storage, maximizing functionality. It includes three full-service shop/garage bays, perfect for vehicle maintenance, manufacturing, or large-scale storage with 6" concrete slab foundation throughout. With four 14' overhead doors and one 12' door, access is convenient and streamlined for all operations. Three-Phase 208 Power (400 amps): Tailored for businesses with heavy machinery or equipment, this robust power supply supports manufacturing and other industrial needs. Retail/Flex Space (1500 sq ft): The 25' x 60' front office/showroom is ideal for customer-facing activities, whether it's a reception area, display showroom, or adaptable office space. Additional Features: Interior Loft (750 sq ft) 25'x30': Located above the office, this loft space offers flexibility as storage, break room, or additional office space. Oil heating in the shop for efficient temperature control, Central drain system across all bays for easy cleaning and maintenance, Exterior wash bay and interior ventilation fans for enhanced operations. Landa



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power sprayer is negotiable for added convenience. With its prime location on Route 66, this versatile property provides a well-equipped and functional environment for growing your business!

6,200 SqFt flex industrial commercial property on Historic Route 66 in Bristow, OK

Retail/Flex Space (1500 sq ft): The 25' x 60' front office/showroom is ideal for customer-facing activities

18' Clear Height | 3 Bays and 1 Wash Bay | 6" Concrete Floors

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Property Photos



View of West Side



View of East Side

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Property Photos



HVAC Unit



View to West

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Property Photos



View to East



View to South

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Property Photos



View to North



View of Exterior Wash Bay

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Property Photos



Aerial View



Building of East Facade

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Property Photos



Front of Building



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Property Photos



View from Highway



Private Entry Gate

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Property Photos



Front of Building



Street View

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Property Photos



Route 66 Historic Hwy



Front Elevation

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Location

