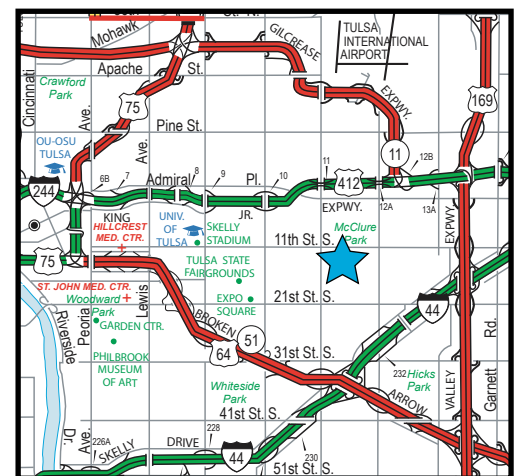


# FOR SALE OR LEASE FREE STANDING BUILDING 8,000 SQUARE FEET - INDUSTRIAL ZONED



6946 E 13<sup>TH</sup> STREET, TULSA, OK 74112

- 8,000 Square Foot Building
  - 6,480 Square Foot Warehouse/Shop
  - 1,520 Square Foot Office Area
- Two Grade Doors (12' wide x 10' High)
- 240 Volt 3-phase electrical service
- Building was constructed as two 4,000 SF Spaces and can be easily re-divided for two Tenants. See floor plan on page 2 of flyer.
- IM (Industrial Medium) Zoning
- Central location, just East of Sheridan Road
- Small fenced outside storage area

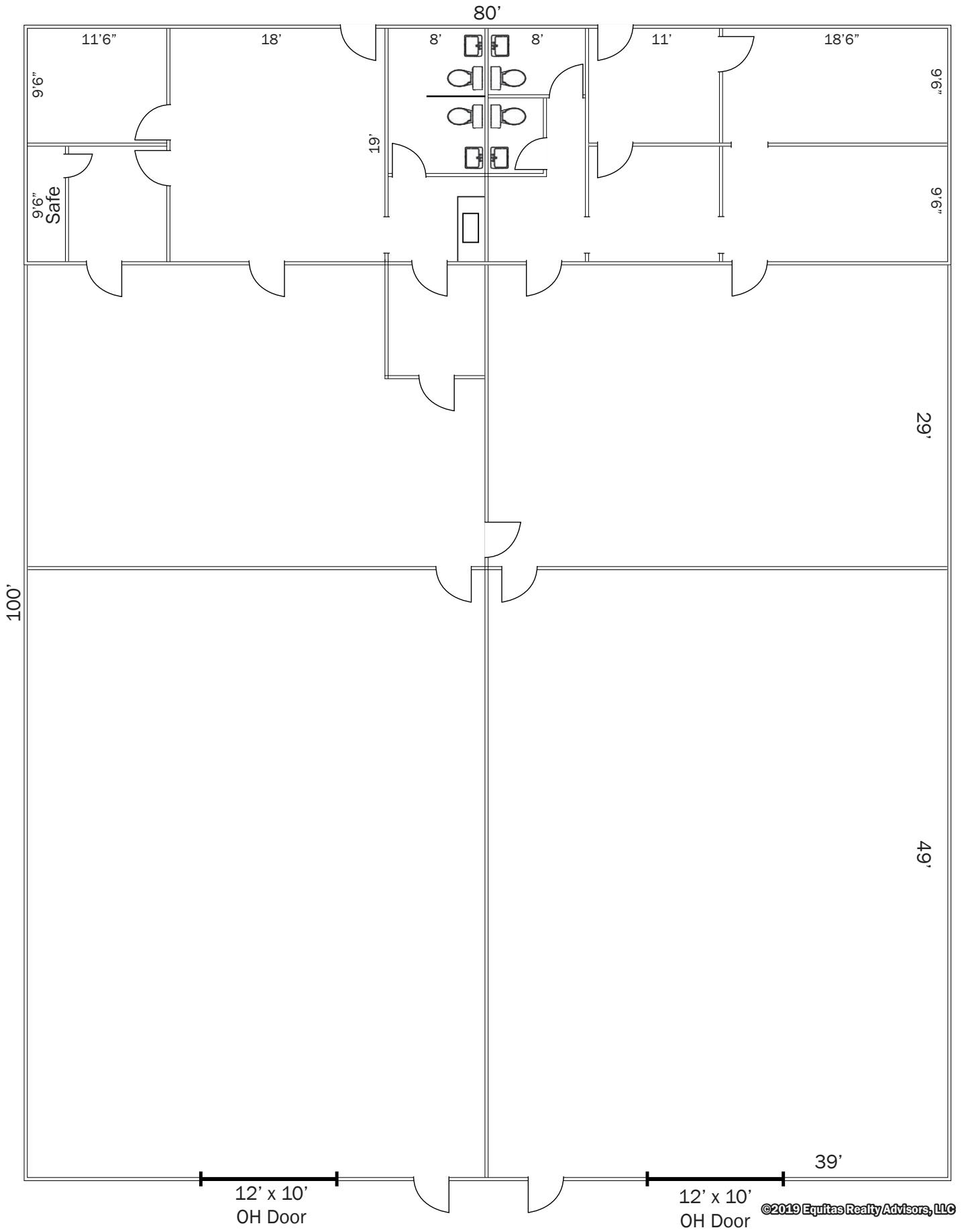


**Area Map**

*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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DIMENSIONS ARE APPROXIMATE/NOT TO SCALE