

Industrial / Flex Building for Sale

11950 W Hwy 51

Sand Springs, OK 74063

**WIGGIN**  
PROPERTIES, LLC



## Industrial / Flex Building for Sale

### Property Overview

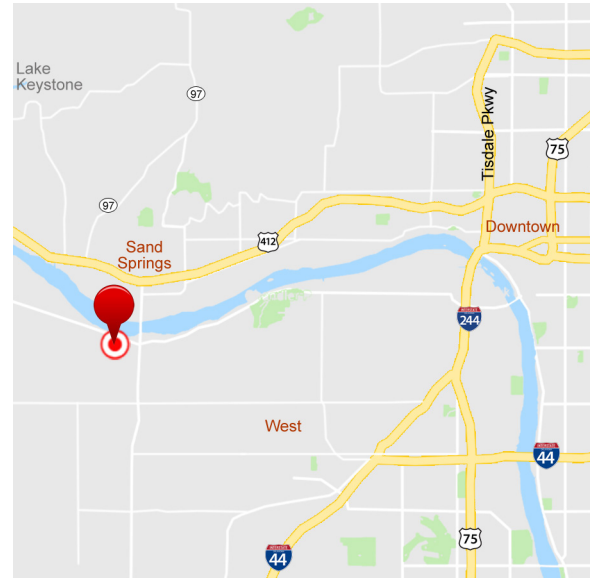
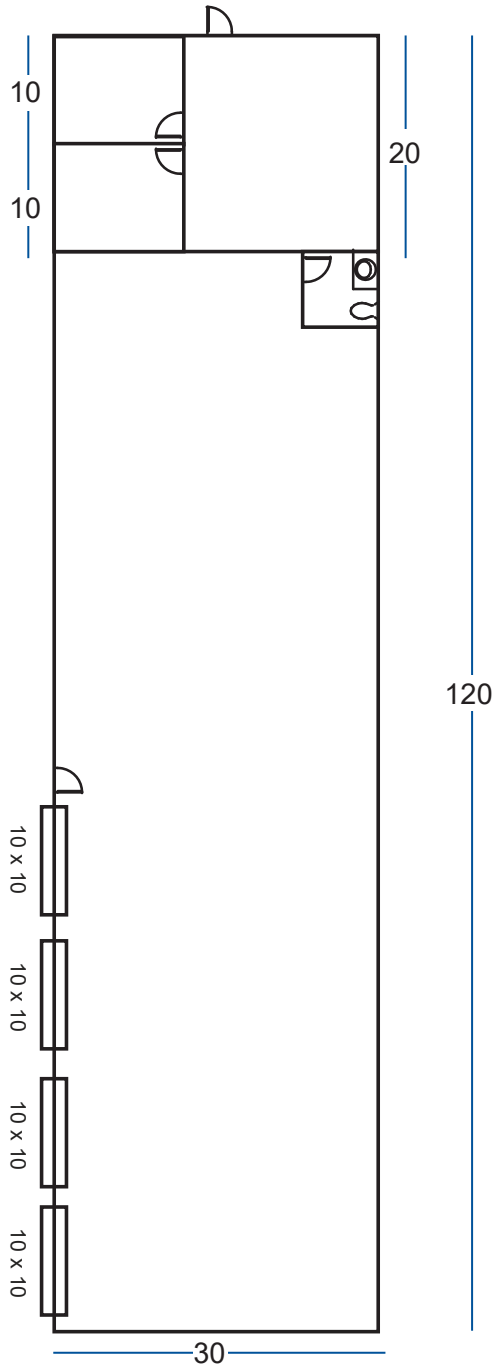
<b>Building Size:</b>	3,600 SF	<b>Parking:</b>	Ample cement lot with parking at front and side of building.
<b>Lot:</b>	19,245 SF	<b>Pole Sign:</b>	Pole Sign with unobstructed visibility from Highway 51
<b>Doors:</b>	4, 10' x 10' overhead doors	<b>Office/Reception:</b>	2 private offices and reception area
<b>Zoned:</b>	CS	<b>Shop:</b>	3-phase power, shop heater and exhaust fans
<b>Frontage:</b>	70' on Highway 51		
<b>Access:</b>	Immediate Highway 51 access		

Call Shawna Hale, CCIM, or John Watchous at **918.935.2010**

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## Floor Plan



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