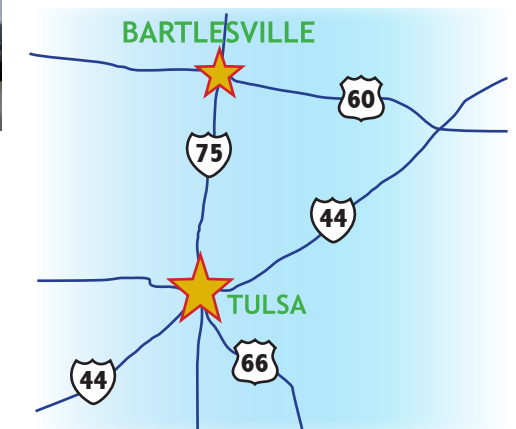


# Wurmbrand Distribution Center

*Offered by Swezey Realty Services*

## 510 SW Adeline Bartlesville, OK

Located in the growing, metropolitan city of Bartlesville, in northeast Oklahoma, this first class facility includes two shipping and receiving warehouses, joined by a covered loading dock with a variety of docking options. See details inside.



**For additional facility details or a tour, contact:**

Swezey Realty Services • 117 W. 5th, Suite 110 • Bartlesville, OK 74003  
[www.swezeyrealty.com](http://www.swezeyrealty.com) • [swezeyrealty@sbcglobal.net](mailto:swezeyrealty@sbcglobal.net) 918.336.2244

**Swezey Realty Services**  
117 W. 5th, Suite 110  
Bartlesville, OK 74003

The north building, built in 2002, includes 13,600 square feet of ground level space plus 4,520 square feet of mezzanine storage space.

The upper level has a concrete floor and beam height of 7' 9" to 11'. The area below the mezzanine, with central heat and air, includes a 2,800

square foot work space and an office (both with windows), two ADA restrooms and two maintenance rooms. The balance of this building is warehouse space with 23' to 25' 8" beam clearance. Other features include two drive-in doors, OH door access to the loading dock and a fire sprinkler system. This area includes electrical service for a dual voltage forklift charging station. The 22' tall pallet storage racks may be purchased separately.

#### NORTH BUILDING



#### SOUTH BUILDING



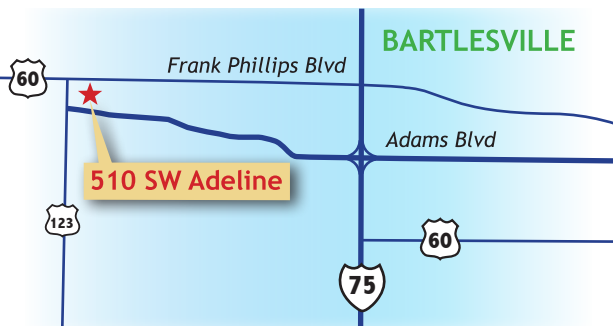
The south building, built in 1984 and renovated in 2002, includes 12,000 square feet of ground level space plus 3,750 square feet of light weight, mezzanine storage space with 4' to 6' ceiling height. The ground level space includes six offices with windows, a kitchen, two restrooms, mailroom and warehouse space with 12½' to 16½' beam clearance. This building also has sprinkler protection. During

the renovation, 8" insulation bats were added to the ceiling prior to new steel roof panels being installed.

Connecting the two buildings are the 870 square foot covered loading dock, and a 2,490 square foot enclosed forklift runway (17' x 147') to the east of the dock and south building, providing direct access to the mailroom. The loading dock includes one 40" and two 48" high docking stations with one electric and two mechanical leveling ramps. The roof over the dock has beam clearance of 9' 4" and the beam clearance in the runway is 7 feet.

All facilities are in very good condition and ready for a quick transition to another organization. All exterior concrete work, including the 22 parking spaces in front, the dock well and the north drive-in approach was completed in 2002.

#### CONNECTING DOCK



Downtown Bartlesville,  
looking toward the northwest.

## Community Information:

Bartlesville is located 45 miles north of Tulsa International Airport. The local airport, just three miles west of this facility, is currently upgrading runways and support for corporate jet usage such as the daily shuttle service which ConocoPhillips provides for more than 2,500 area employees. Bartlesville has also attracted a recently constructed one million square foot Walmart Distribution Center, which employs over 800 just south of town.

As two major oil companies and several other successful entrepreneurs have played key roles in the development of Bartlesville, the infrastructure and cultural facilities have rivaled those of cities much larger. The regional hospital and surrounding medical campus provide services for several communities and counties in Oklahoma and Kansas.

Home to both a private and public university and a secondary school system that outperforms most in the region, the opportunities and life style in Bartlesville have attracted new companies, young professionals and affluent retirees from around the world. For more local information, see [www.bartlesville.com](http://www.bartlesville.com).

## Facility Information:

	North Building	South Building	Dock	Runway
<b>Building age:</b>	2002	1984	2002	2002
<b>Building size:</b>	13,600 + UL	12,000 + UL	870	2,490
<b>Beam height:</b>	23' to 25'	12 ½' to 16 ½'	9'4"	7'
<b>Door access:</b>	2 drive; 5 walk; 1 fork	5 walk; 2 fork	2 fork;	2 fork
<b>Sprinkler:</b>	Yes	Yes	No;	Yes
<b>Land size:</b>	145' x 400' = 58,000 square feet (1.33 acres)			
<b>Zoning:</b>	M-2 Industrial			
<b>Parking:</b>	22 Concrete parking spaces			
<b>Construction:</b>	Engineered steel structure with steel panel siding and roof systems			
<b>Access:</b>	Two blocks north of State Hwy 60; six miles west of U.S. Hwy 75; three blocks east of State Hwy 123; twelve blocks west of the central downtown district.			