

New Construction Industrial Building

21139 E Admiral Pl, Catoosa, OK 74015



±15,000 SF PRE-ENGINEERED METAL BUILDING ON ±1 ACRE



David Looney, SIOR CCIM

Principal

918-978-6155

David@legacypadvisors.com

Addison Walton

Senior Associate

918-960-4227

addison@legacypadvisors.com

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Property Summary

21139 E Admiral Pl, Catoosa, OK 74015



SUMMARY

Lease Rate	\$12.50/SF NNN
Available SF	±15,000 SF
Office	±1,000 SF (Build-to-Suit)
Lot Size	±1.0 Acre
Construction	PEMB — New
Clear Height	18'
Drive-In Doors	(6) 12' x 14'
Delivery	60 Days from Lease

OVERVIEW

21139 E Admiral Pl is a new-construction ±15,000 SF pre-engineered metal building on ±1 acre in Catoosa, in the heart of the Tulsa industrial corridor. The building delivers 18' clear height and six 12' x 14' drive-in doors along the front elevation — an unusually high door count for a building of this size, allowing multiple crews, trucks, or equipment bays to work independently. ±1,000 SF of office can be built to suit a tenant's specification. With the shell, slab, and doors complete, the space can be delivered within 60 days of lease execution.

HIGHLIGHTS

- ±15,000 SF new-construction PEMB on ±1 acre
- (6) 12' x 14' drive-in doors
- 18' clear height
- ±1,000 SF build-to-suit office
- 60-day delivery from lease execution
- Graded yard area for staging, parking, and equipment
- Immediate access to I-44 / Will Rogers Turnpike and US-412
- Minutes from the Tulsa Port of Catoosa
- Local ownership · low operating expenses (CAM)

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Property Photos

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CLEAR-SPAN WAREHOUSE WITH NEW CONCRETE SLAB



18' CLEAR HEIGHT

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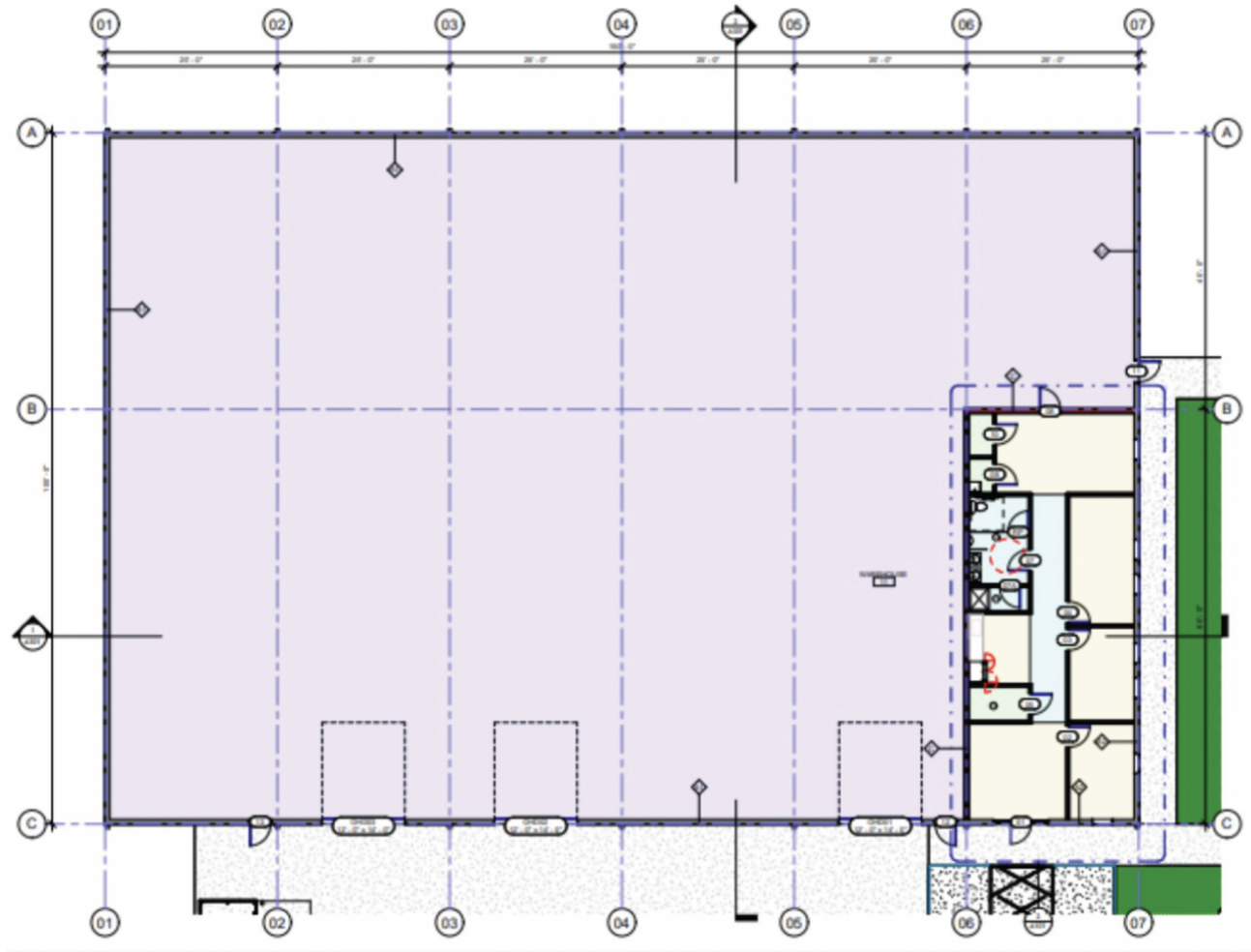
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Site Plan

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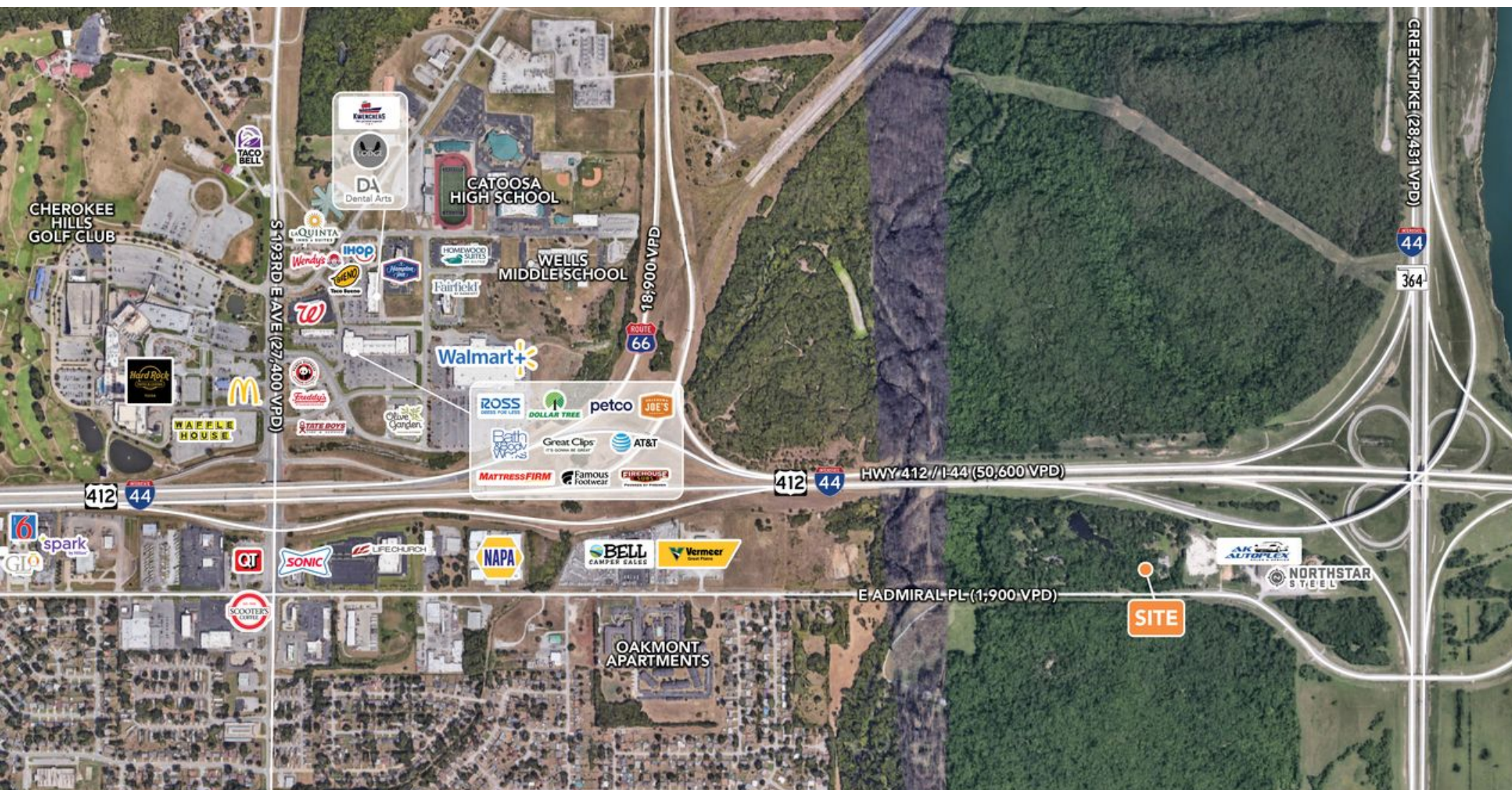
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Location Map

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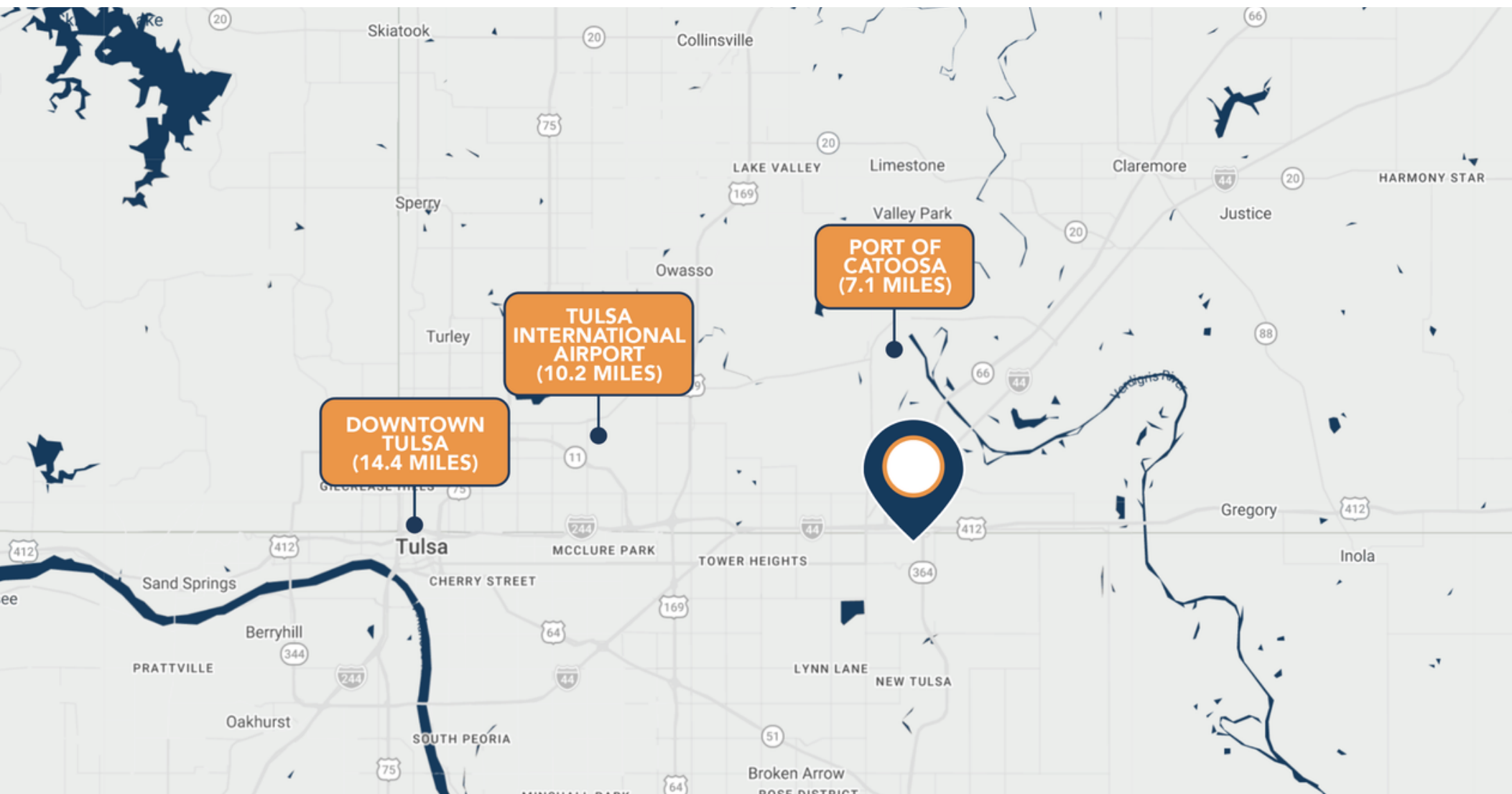
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Regional Map

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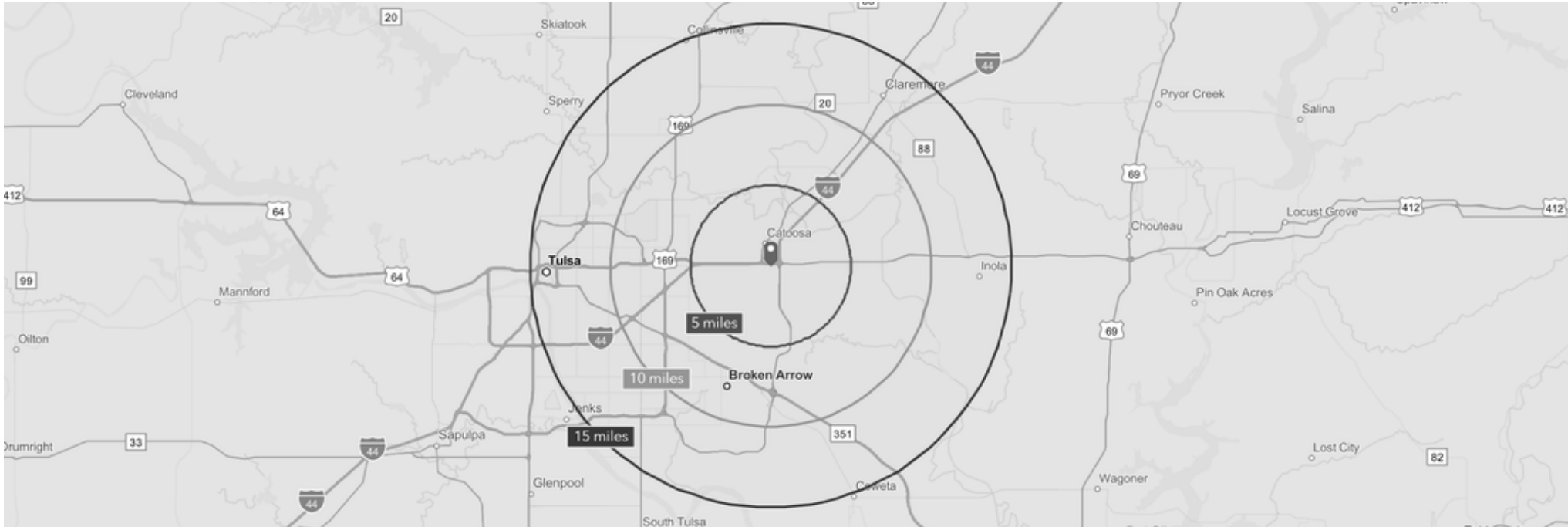
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Demographics

21139 E Admiral Pl, Catoosa, OK 74015



2026 Demographics

3 Miles

5 Miles

15 Miles

Population	37,627	287,147	698,089
Households	13,512	109,433	279,316
Median Household Income	\$88,156	\$73,260	\$75,881
Average Household Income	\$105,602	\$97,638	\$108,061

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