

NEW CONSTRUCTION



*REPRESENTATIVE PHOTO

MULTI-TENANT INDUSTRIAL FACILITY

10305 EAST 61ST STREET SOUTH, TULSA, OK 74133

CBRE

PROPERTY OVERVIEW

- Class A Industrial Facility
- Estimated Completion Q2 2027
- Concrete Tilt-Up Construction
- Butler MR-24 Standing Seam Metal Roof System
- 6" Concrete Slab Foundation
- 163,450± SF Total* (Divisible)
- Custom Office Build Out Available
- 30' Clear Height
- LED Lighting
- ESFR Sprinkler System
- 50' x 50' Column Spacing
- (31) 9' x 10' Dock High Doors
- (3) 12' x 14' Drive-In Doors
- Highway 169 Visibility
- Zoned IL (Light Industrial)
- Great SE Tulsa Location
- Excess Land Available for Outside Storage (for an additional charge)

*Source: Owner



*REPRESENTATIVE PHOTO

PROPERTY HIGHLIGHTS

163,450±

Total Sq. Ft.

30'

Clear Height

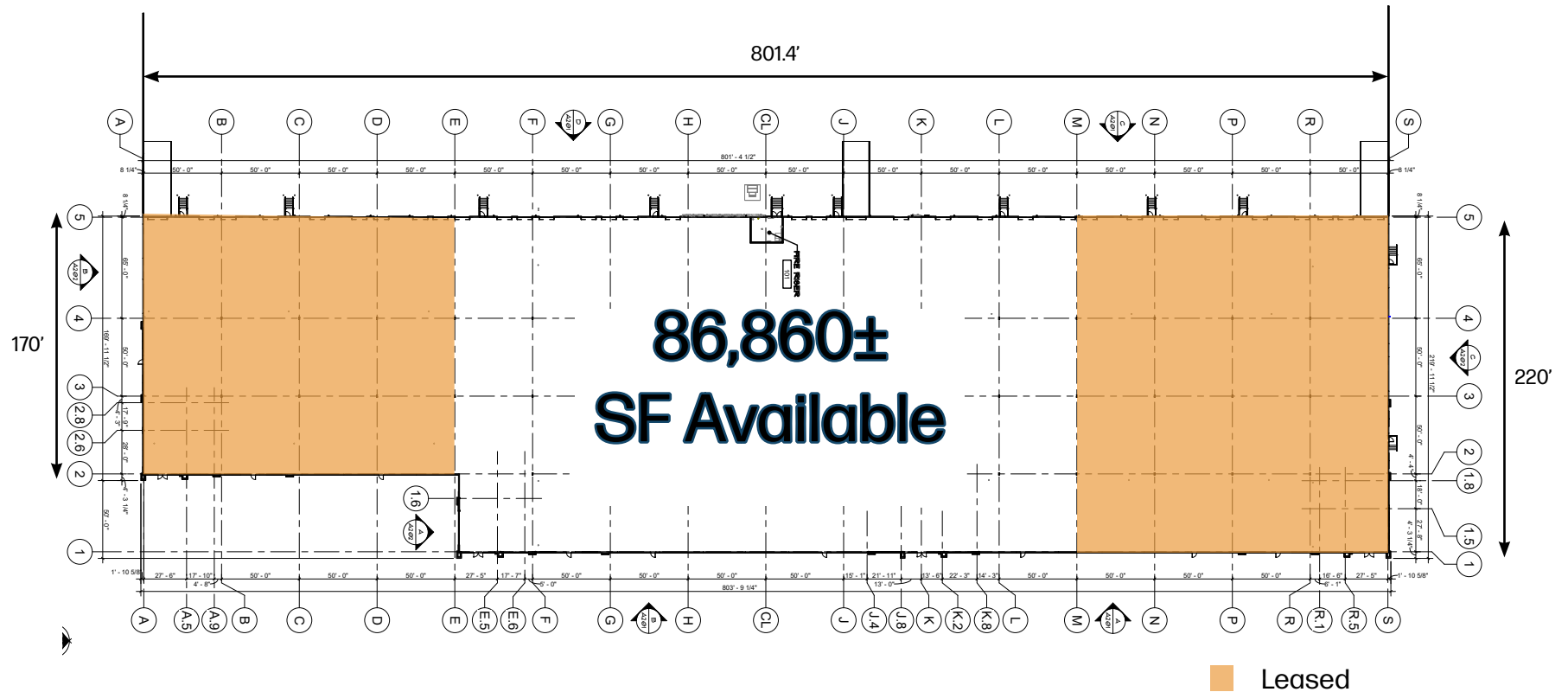
50' x 50'

Column Spacing

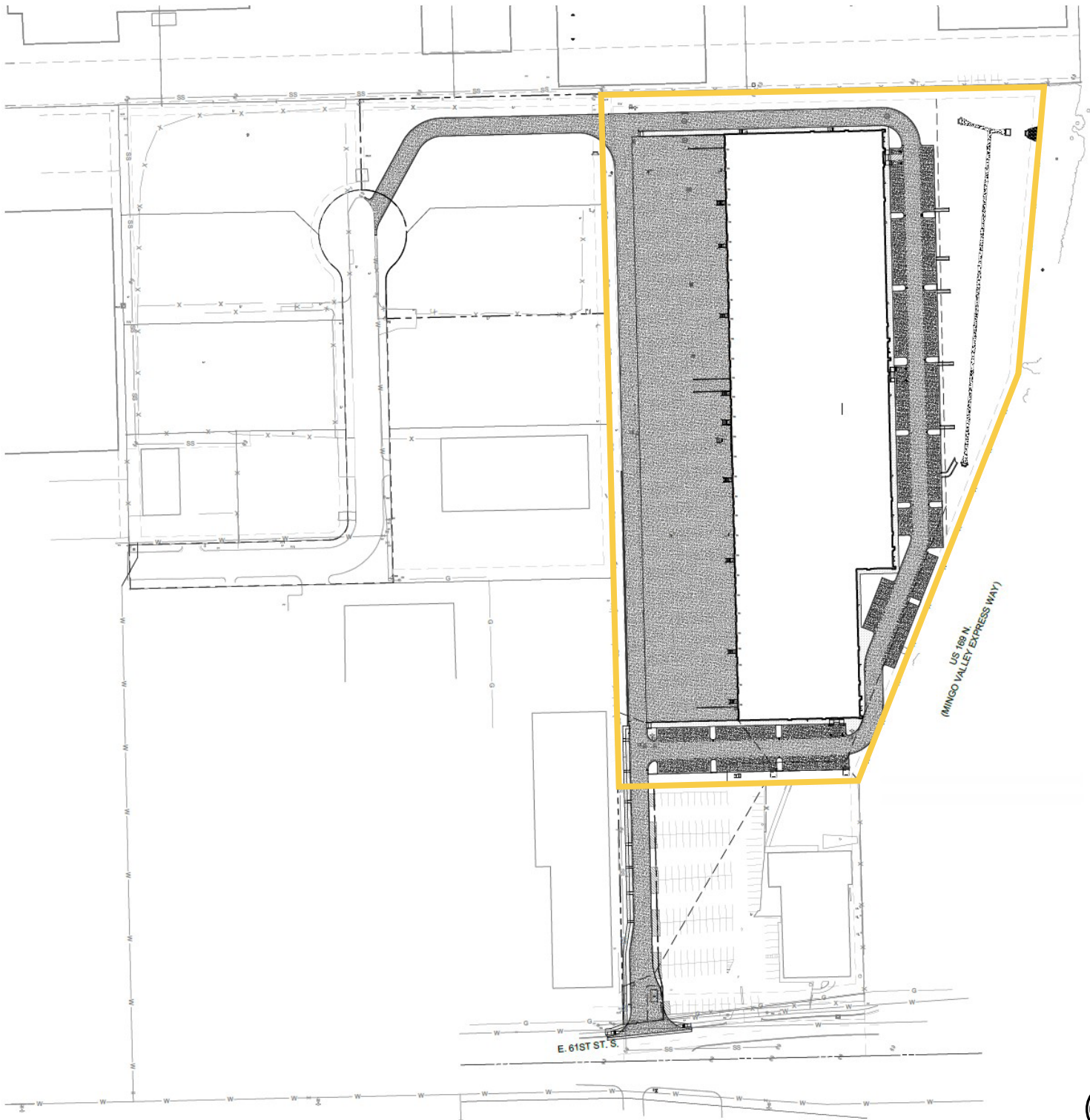
Q2 2027

Estimated Completion

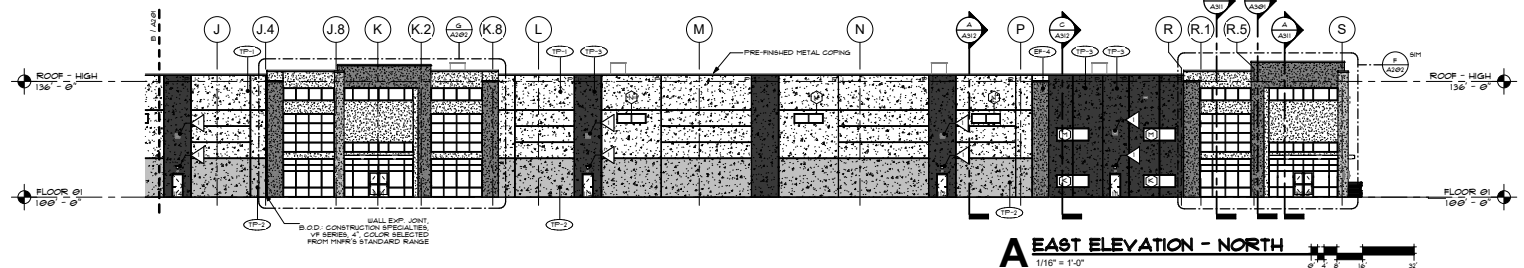
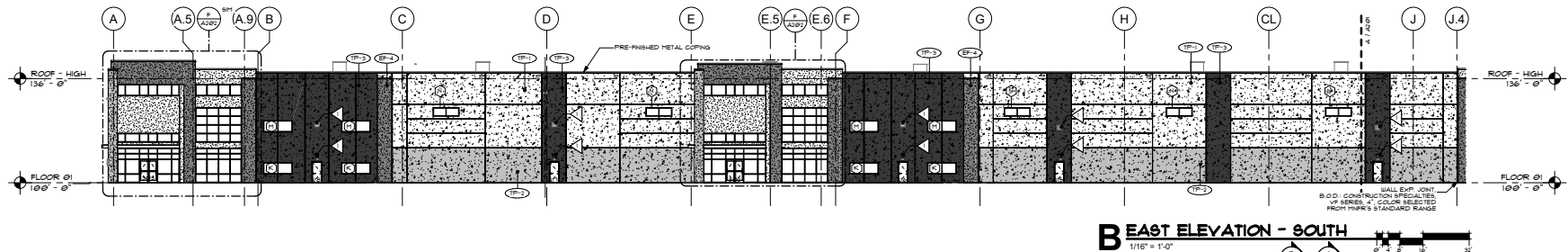
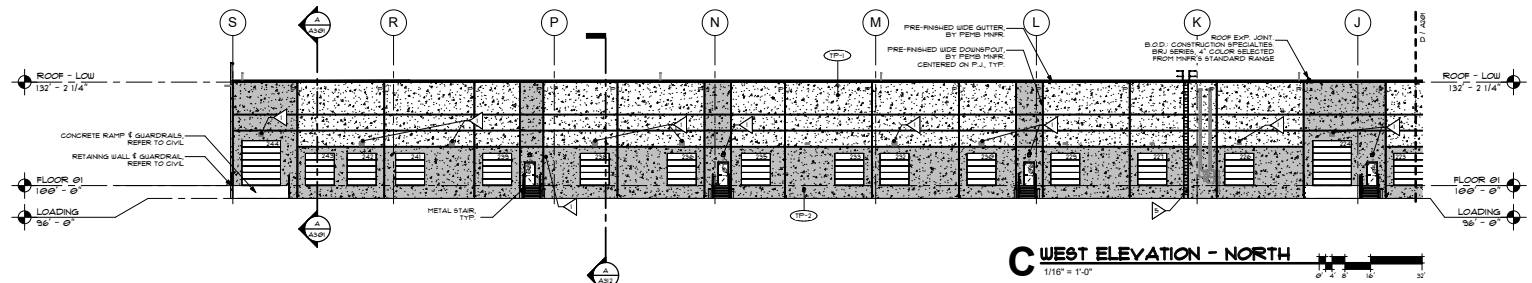
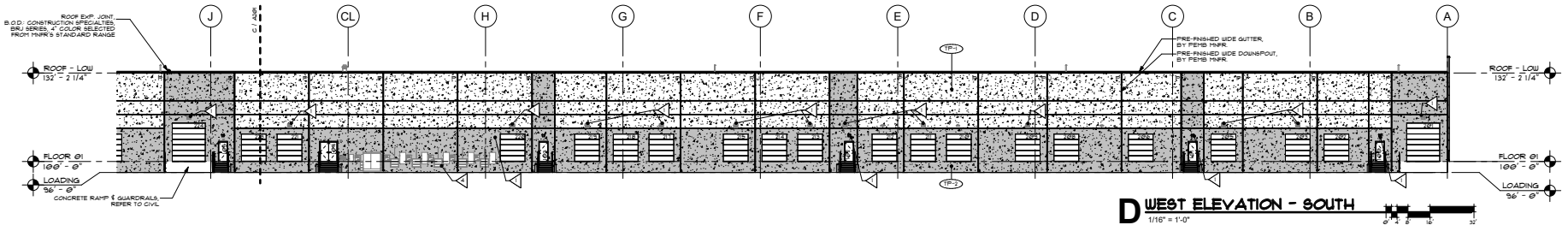
FLOOR PLAN



SITE PLAN



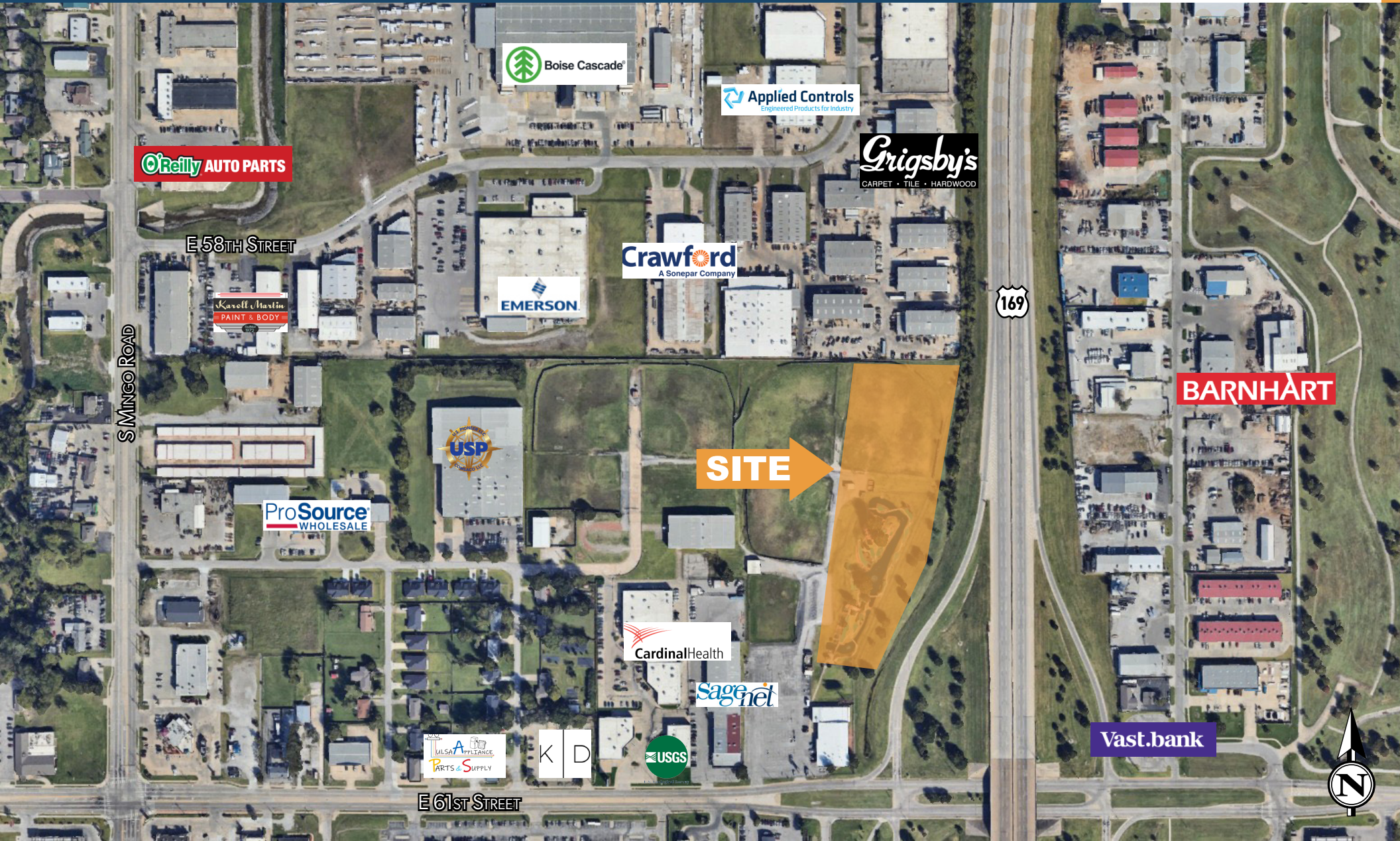
EXTERIOR ELEVATIONS





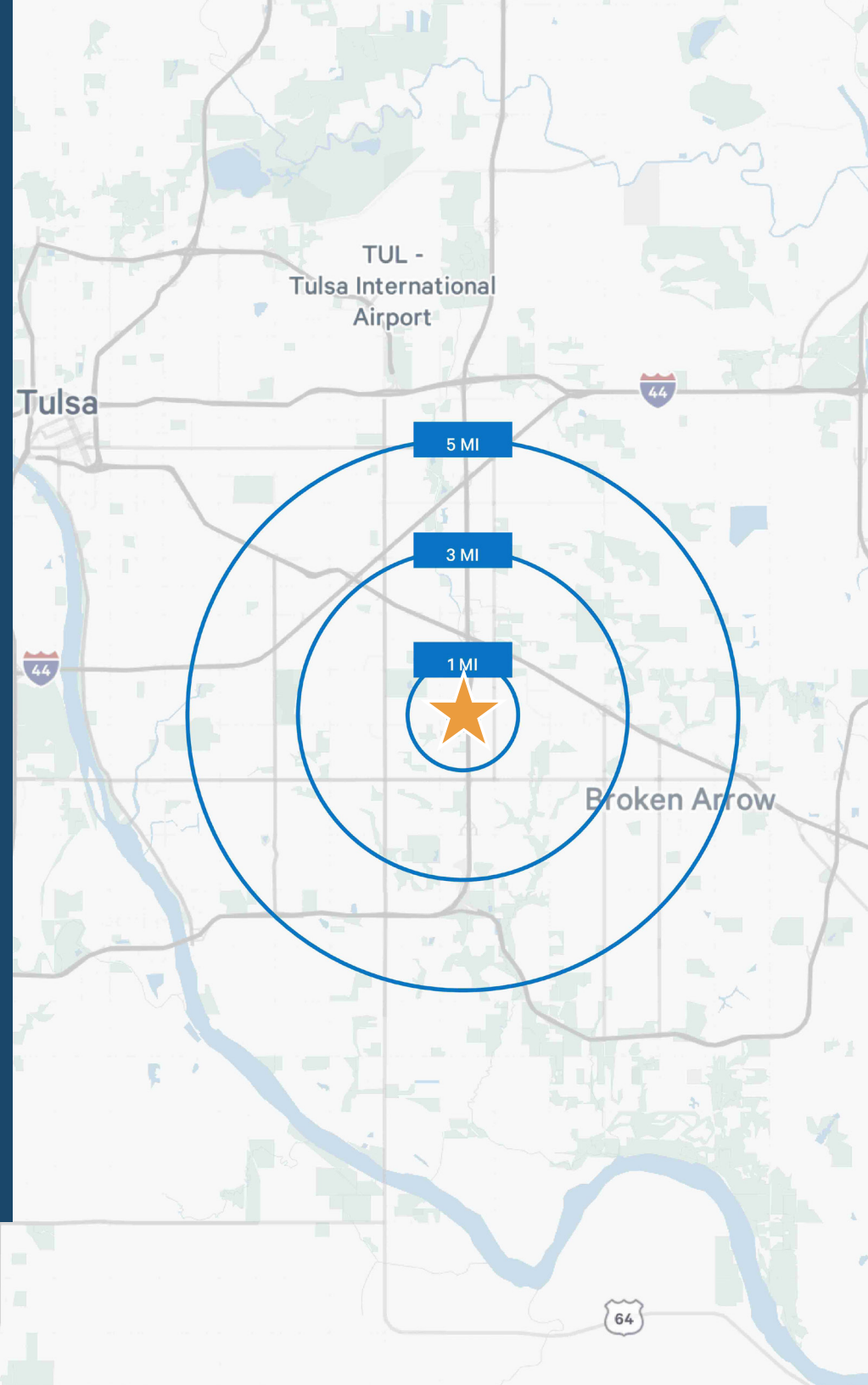
* REPRESENTATIVE PHOTOS

AREA HIGHLIGHTS



AREA DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION			
2025 Population	8,126	91,840	256,996
2030 Population-Projected	8,266	93,665	256,996
2025-2030 Growth Rate	0.34%	0.39%	0.46%
HOUSEHOLD INCOME			
Average Household Income	\$76,455	\$101,084	\$109,086
Median Household Income	\$64,882	\$78,325	\$85,619
HOUSING VALUE			
Average Home Price	\$207,714	\$265,715	\$303,735
Median Home Price	\$189,214	\$237,905	\$258,108
PLACE OF WORK			
2025 Businesses	786	5,677	12,990
2025 Employees	11,825	70,132	138,756
EDUCATION			
Advanced Degree	10%	11.2%	12.9%
Bachelor's Degree	19.5%	22.0%	24.2%
Other	70.5%	66.8%	62.9%





WHY TULSA

Home to more than 1 million residents, the Tulsa metropolitan area continues to attract people with its exceptional quality of life, affordable cost of living, highly rated healthcare systems, diverse recreational amenities, and vibrant arts and cultural scene. Residents benefit from a unique balance of urban conveniences and outdoor recreation, supported by nationally recognized gathering spaces, extensive park systems, and a thriving downtown district.

Major industries including aerospace, advanced manufacturing, energy, healthcare, and logistics provide a stable economic base and continued job growth. The City of Tulsa's \$1.033 billion FY2025 budget, along with more than \$2 billion in active and planned development projects and over \$1.5 billion in authorized Improve Our Tulsa initiatives, underscores the region's commitment to future growth.

Tulsa continues to attract employers, investors, and developers seeking opportunity in one of the nation's most dynamic mid-sized markets.





WHY TULSA

Quality of Life



6,553± Acres of Maintained Parkland Across Tulsa



135 City Parks & Extensive Walking Trails



Vibrant Sport Culture



300± Annual Festivals & Events



Strong Culinary Reputation



Strong Culinary Reputation



Affordable Cost of Living



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