

WEST TULSA/I-44 FULL CLIMATE BUILDING & YARD FOR LEASE



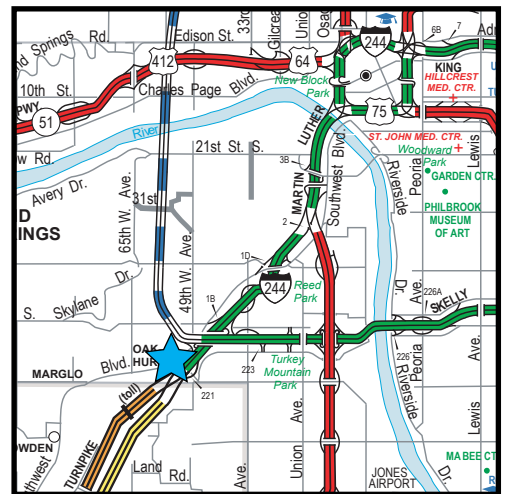
5526 S 48TH W AVENUE, TULSA, OK 74107

SIZES

- 10,000 SF Showroom/Warehouse Building
- 12,000 SF Outside Yard Potential
 - 6,500 SF Side Yard Area
 - 5,500 SF Gated Yard (subject to Fastenal Split)
(See Floor Plan & Site Plan)

FEATURES

- I-44 West Tulsa Expressway location/access
- 1997 Metal and beam construction
- Fully climate conditioned
- (1) 10'X14' Grade level OH door
- 16' Clear heights to warehouse
- Truck dockwell/common courtyard loading
- 3 phase 240V 800 Amp electrical with heavy amperage
- Compressed air lines/water lines
- Flexible Commercial General Zoning (CG); allows warehouse
- Convenient proximity/access to I-44, Turner Turnpike and I-244



The information contained herein is believed to be accurate but is not guaranteed as to accuracy and may change or be updated without notice.

Contact: Monty Berry, CCIM, SIOR

Office (918) 280-9900 | **Cell** (918) 695-4162 | **Fax** (918) 280-9902

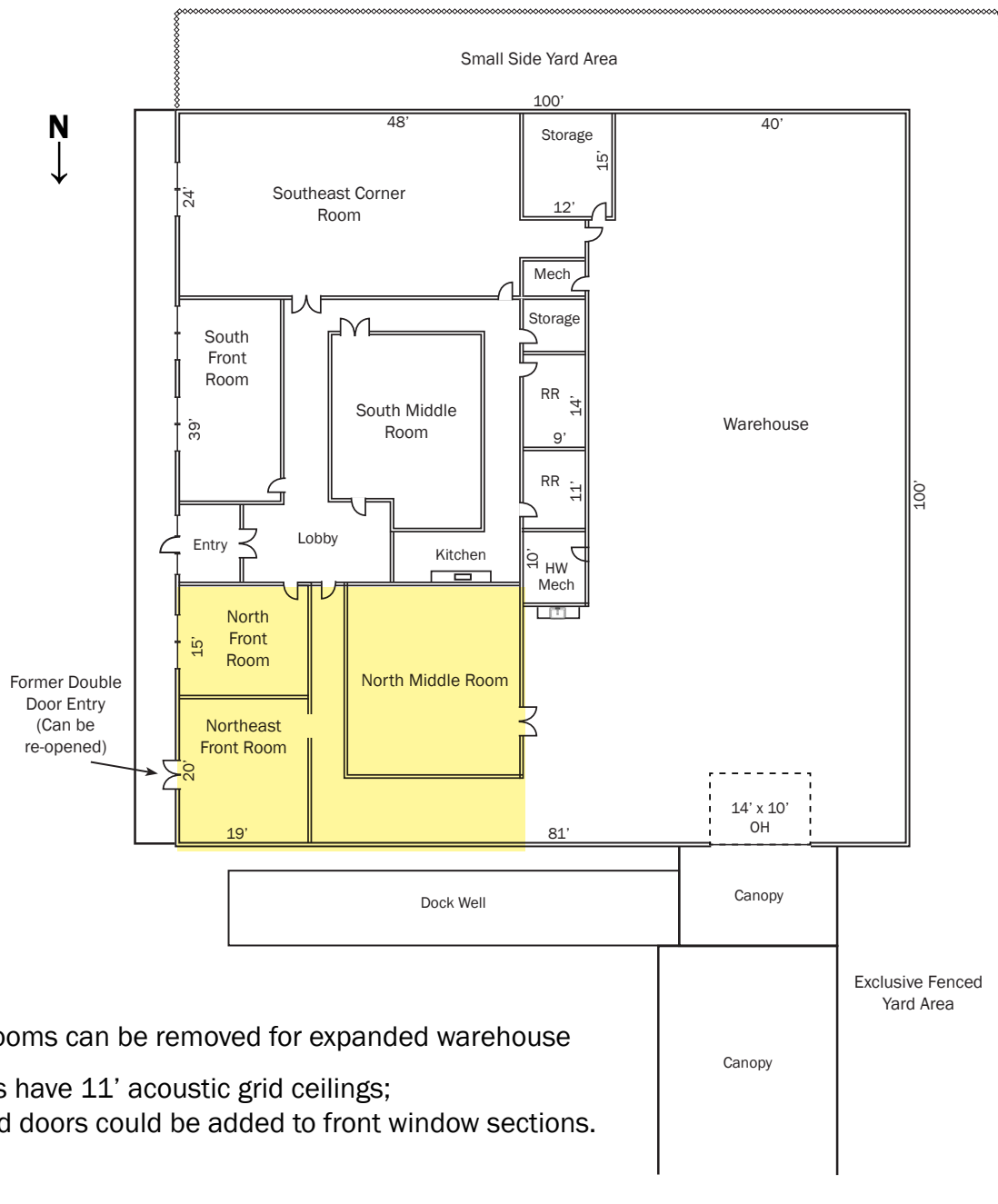
E-mail Monty@EquitasRealty.com



Aerial



Floor Plan



North rooms can be removed for expanded warehouse

- All rooms have 11' acoustic grid ceilings;
- Overhead doors could be added to front window sections.



Shared Dock Well/Courtyard Loading



Warehouse

Site Plan

Southbound
I-44 Exit

S 48th W Ave

Parking

Former Double
Door Entry
(Can be
re-opened)

Southeast Corner
Room

South
Front Room

South
Middle Room

Entry

Lobby

Kitchen

North
Front Room

North
Middle Room

Northeast
Front Room

Storage
RR
RR
HW
Mech

HVAC
Warehouse

Dock Well

Canopy

Canopy

Fastenal
Fenced
Yard Area

Potential
5,500 SF±
Fenced
Storage Yard

Fastenal Gated
Yard Entrance

W 55 Pl

N

* Up to 12,000 SF ± Yard Area Potential
(Subject to Fastenal Yard Split)