

**CROSSTOWN/ OFFICE/WAREHOUSE SPACES AND YARD
FOR LEASE**



126 N. GARNETT, TULSA, OK

SIZES

- 3,000-16,000 SF Available Space Options
 - Building B: 3,000-6,000 SF
 - Building C:
 - 10,000 SF Office/Warehouse
 - 1,532 SF Storage Bldg (optional)
 - 10,000 SF ± Gated storage yard (optional)
- (See Site Plan)

FEATURES

- 4-Building Office/Warehouse Complex
- Insulated warehouse spaces with liner panels
- Clear heights from 15'-18'
- 12'x12' & 14'x14' Grade Level OH doors
- LED Lighting
- 120/240V 3 phase electrical
- New asphalted circle drive/concrete aprons
- Long standing local construction company ownership
- Immediate proximity/access to I-244, US 169 and Tulsa International Airport
- Popular Northeast Industrial "Crosstown Interchange" Market



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

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126 N Garnett - Site Plan

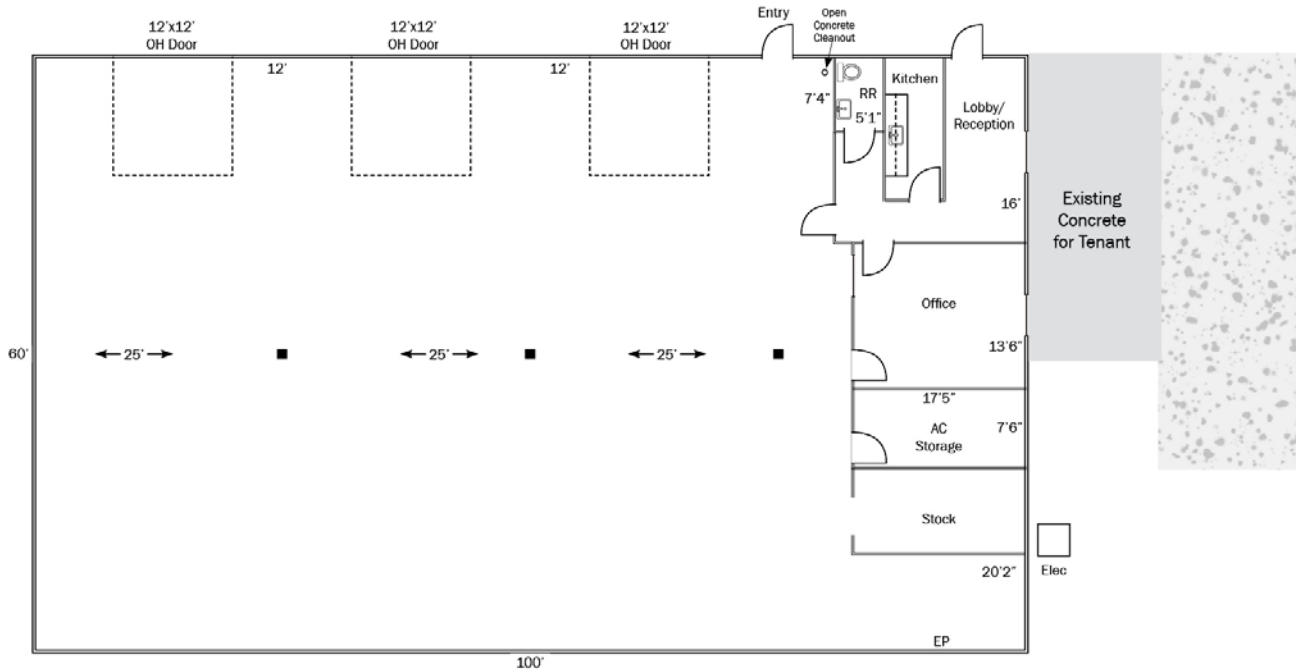


Aerial



Building B - Unit B-1

- 3,000-6,000 SF office/warehouse
- Insulated/Liner Paneled
- Clear Heights to 16'
- 3 - 12'X12' OH doors
- Newly remodeled Office, Restroom, Kitchen
- Small side concrete drive/loading

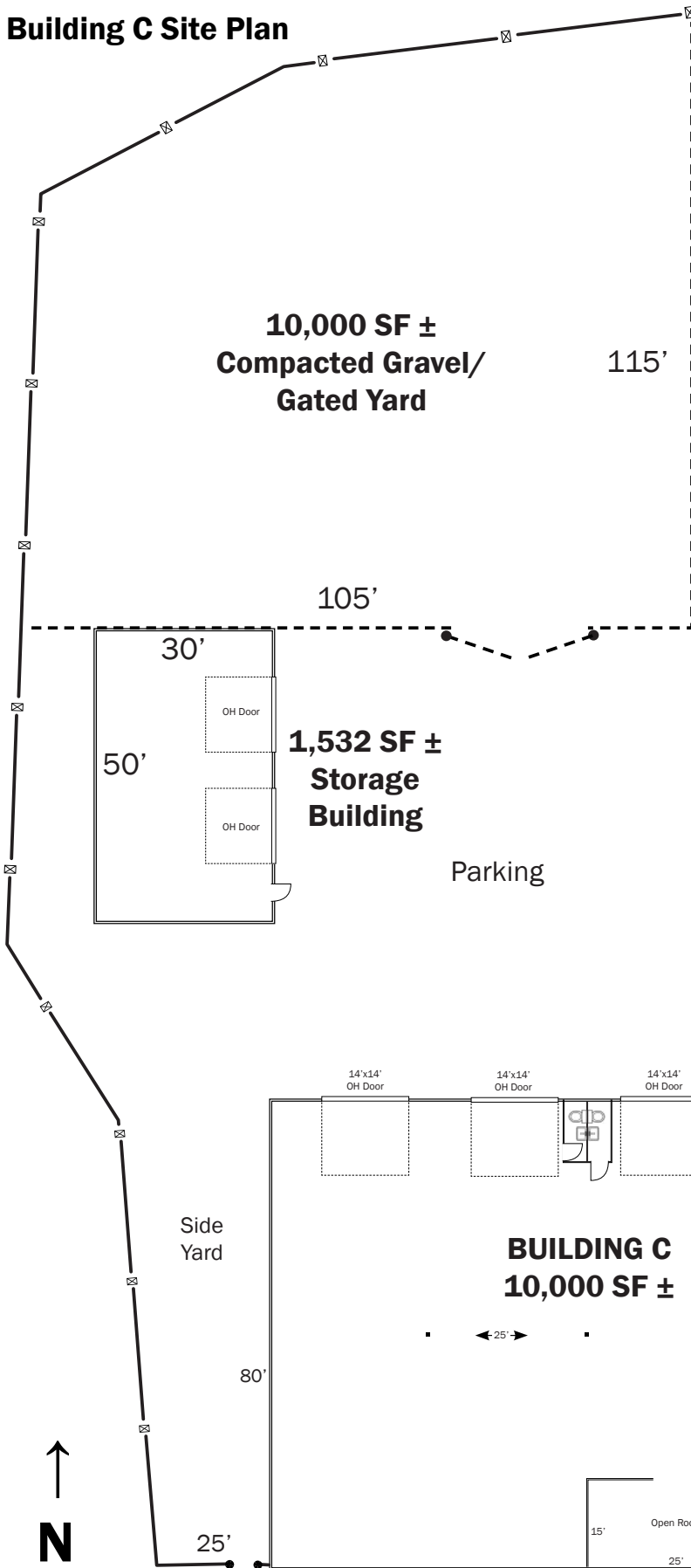


Building C - 10,000 SF Office/Warehouse

- 1,350 SF ± Offices
- 8,650 SF ± Warehouse
- 4 - 14'X14' OH Doors
- Clear heights from 15' - 18'
- 120/240V 3 phase electrical
- 2 Shop restrooms
- Additional small side storage yard
- New dock loading conversion potential
- Can consider reducing office area



Building C Site Plan



**Dimensions are approximate*

Optional: 1,532 SF Storage Bldg & 10,000 SF ± Gated storage yard can be made available in 60 days; see Site Plan on next page.