



BUILD-TO-SUIT OPPORTUNITY

CREEK TURNPIKE & HWY 51, BROKEN ARROW, OK

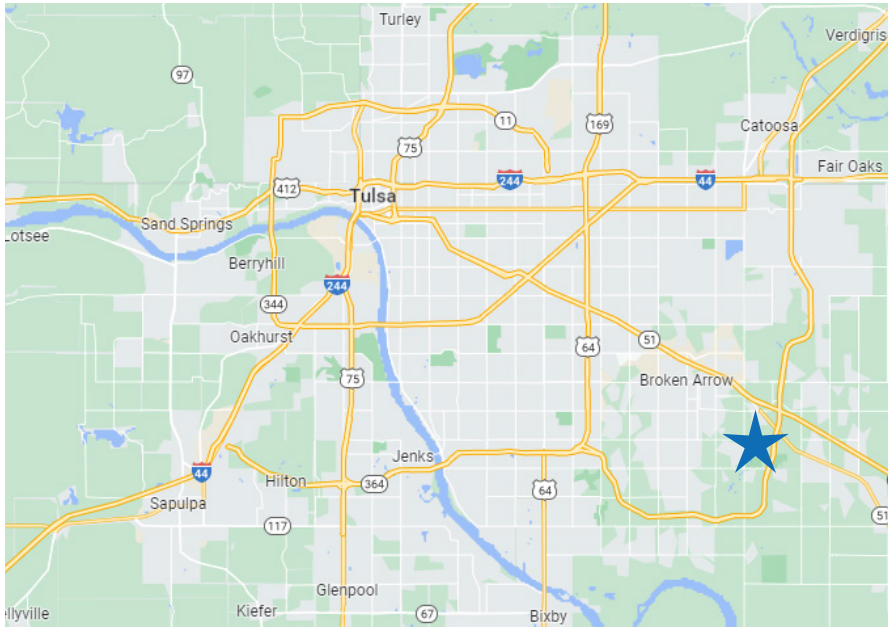
COLLIER IMGRUND, CCIM
cimgrund@newmarkrp.com
C: 214.392.7828

 **SCANNELL**
PROPERTIES

NEWMARK
ROBINSON PARK

DEVELOPMENT OVERVIEW

Scannell Properties is offering this 38 acre± site for a Build-to-suit at Creek 51 Business Park, which is located on the east side of Tulsa in Broken Arrow. Positioned at the southwest corner of the Creek Turnpike and Hwy 51, the site provides easy access to all the major interstates in Tulsa. Build-to-suit opportunities for the site include options for a 470,000 square foot cross-dock facility or (2) 273,000 square foot rear-load buildings.

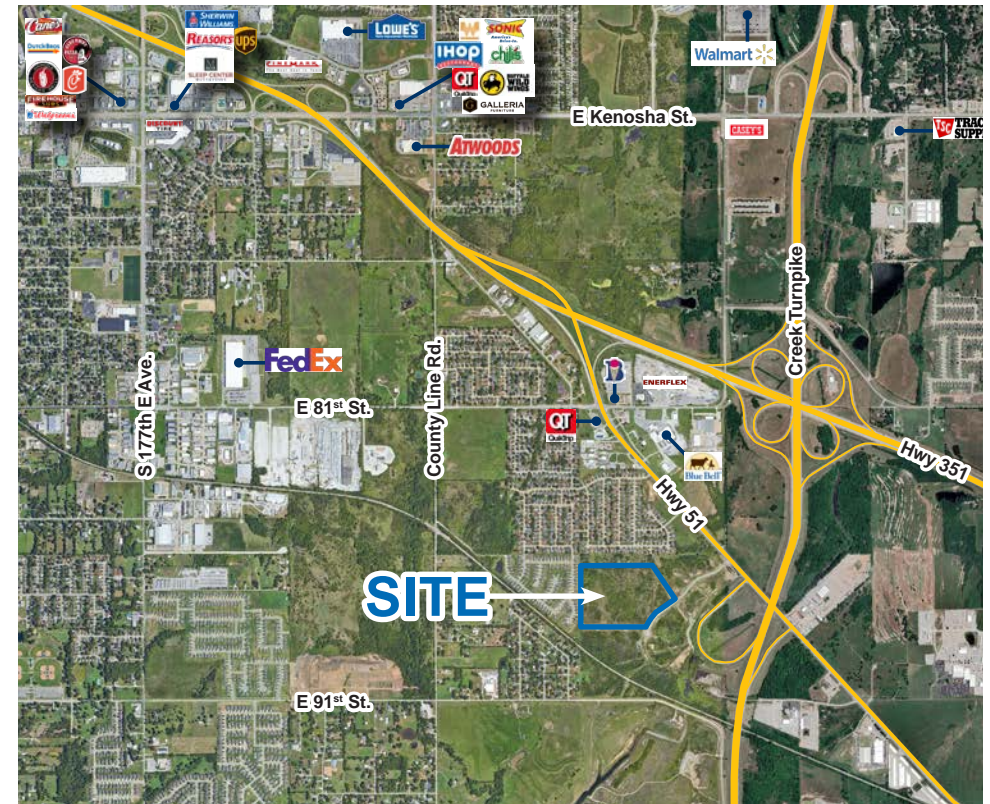


DRIVE TIMES

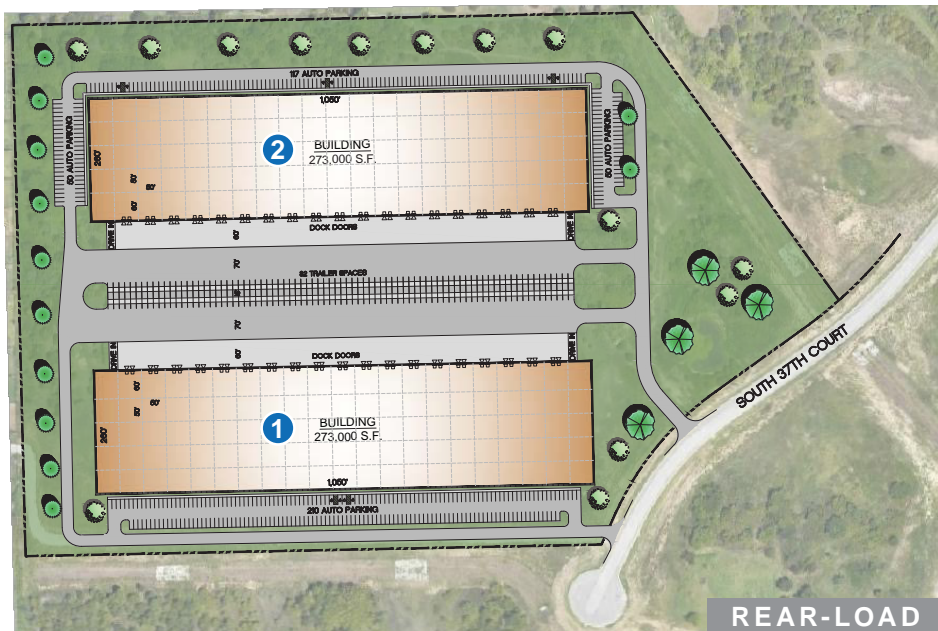
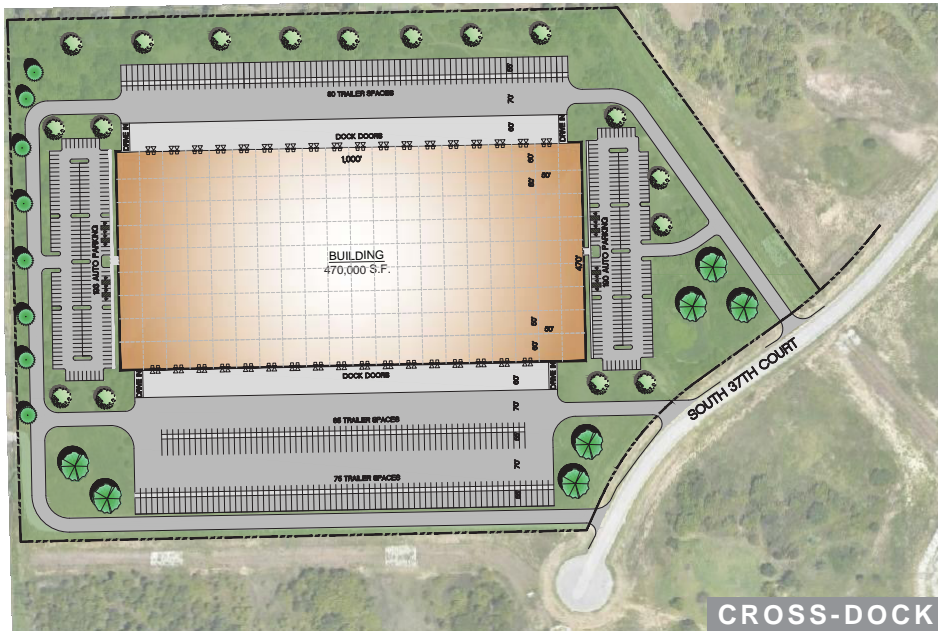
Broken Arrow Expy & Hwy 169	10 minutes
I-244 & Hwy 169	15 minutes
Downtown Tulsa	20 minutes
Port of Catoosa	30 minutes
Oklahoma City/I-35	< 2 hours
Little Rock, AK	4 hours
Dallas, TX	5 hours

DEVELOPMENT DETAILS

Building Size - Option 1	470,000 SF cross-dock
Building Size - Option 2	(2) 273,000 SF rear-load
Lot Size	38 Acres±
Lighting	LED
Sprinklers	ESFR
Market	Tulsa
Submarket	Southeast
Cross Streets	Hwy 51 & South 37th Ct.



SITE PLANS | CREEK TURNPIKE & HWY 51



BUILDING FEATURES

470,000 SF Cross-Dock	Building 1 Rear-Load	Building 2 Rear-Load
470,000 SF	273,000 SF	273,000 SF
470' x 1,000'	260' x 1,050'	260' x 1,050'
70 dock doors	38 dock doors	38 dock doors
4 drive-in ramps	2 drive-in ramps	2 drive-in ramps
Clear height TBD	Clear height TBD	Clear height TBD
50' x 50' column spacing	50' x 50' column spacing	50' x 50' column spacing
60' speedy bay	60' speed bay	60' speed bay
23,500' bay size	13,000' bay size	13,000' bay size
185' - 310' truck court	185' truck court	185' truck court
220 trailer parks	82 trailer parks (shared)	82 trailer parks (shared)
383 car parks	210 car parks	217 car parks

DEVELOPMENT HIGHLIGHTS



New
Construction



Quick
Highway Access



Ample
Car Parks



Multiple
Doors



SCANNELL
PROPERTIES

204 N. Robinson, Ste 700 OKC, OK, 73102 | for more information, visit us at
110 W. 7th, Ste 2600 Tulsa, OK, 74119 | **NEWMARKRP.COM**

The information contained herein was obtained from sources believed reliable; however, Newmark Robinson Park makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice. Independently Owned and Operated.