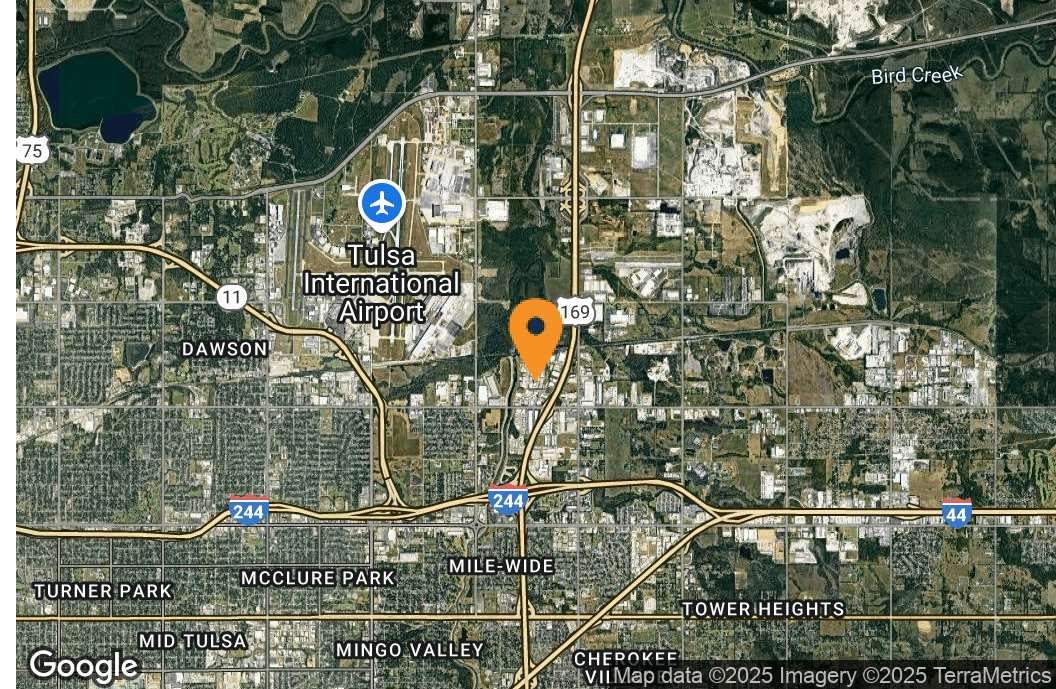


WOLF POINT INDUSTRIAL



1558 N 107th E Ave, Tulsa, OK 74116

±19,900 SF of industrial space that is nestled on its own ±1.08 acres within Wolf Point Industrial Park. The property features front parking, drive-in and dock-high access, 2,000 SF of office space, and ample power to support various industrial operations. With competitive pricing, this facility is ideal for businesses seeking flexible, well-equipped space in a prime Tulsa industrial location.

Property Highlights

- ±19,900 SF on 1.08 acres
- ±2,000 SF office
- (2) 10'x10' Drive-in doors
- (1) 8'x10' dock door with well
- 12' clear height
- 480V 3P 800A electric service
- IL zoning

Addison Walton

ASSOCIATE

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Location Description

Strategically located in the heart of Tulsa's thriving industrial corridor, just minutes from major transportation routes including I-244 and US-169, providing easy access to Tulsa International Airport, the Port of Catoosa, and the city's key distribution hubs. Wolf Point Industrial Park is known for its robust infrastructure, making it ideal for logistics, warehousing, and manufacturing operations. With proximity to a skilled workforce, local suppliers, and amenities, this location offers industrial users everything they need for efficient operations and future growth.

Offering Summary

SALE PRICE:	\$899,000
LEASE RATE:	\$5.75 SF/yr (NNN)
AVAILABLE SF:	19,900 SF
LOT SIZE:	1.08 Acres
BUILDING SIZE:	19,900 SF



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