

6717

south 61st west avenue

Tulsa, OK 74131

CBRE



**54,399± SF
FOR SALE**

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01

EXECUTIVE SUMMARY

EXECUTIVE SUMMARY



CBRE is pleased to present the industrial complex at 6717 W. 61st for sale. Featuring four (4) main buildings, totaling nearly 55,000 SF on 12.39± acres, the site is well suited for a user that may require significant yard area with room to expand.

As currently configured, there are two office buildings and two large warehouses with a significant concrete yard, providing room for expansion. On the north end of the site is a rail spur with roughly 150' of frontage. The site is fully fenced and features additional structures, including a 100,000 gallon water tank, a pump house, a field office and a small structure that served as a fire suppression building.

Located on the west side of Tulsa, the property is located in an industrial corridor, with a number of warehousing and manufacturing uses adjacent.

PROPERTY OVERVIEW

Total SF	54,399±
Acres	12.39±
Office 1	4,015 SF
Office 2	4,600 SF
Warehouse A	22,000 SF
Warehouse B	21,400 SF
Zoning	IH - Heavy Industrial
Price Per Square Foot	\$59.00
Asking Price	\$3,199,000



02

PROPERTY
DESCRIPTION



RAIL SPUR



WATER TANK



FULLY FENCED



DOCK & DRIVE IN
LOADING



AMPLE PARKING



HEAVY POWER

MAIN OFFICE

- 4,015± SF
- Several Offices
- Breakroom
- Conference Room
- Restrooms

2ND OFFICE

- 4,600± SF
- Small Basement
- Large Locker Room
- Office Area

WAREHOUSE "A"

- 1979 Construction
- 22,000± SF
- 100' Wide Clear Span
- 15' Clear Height at Sides to 30' in Center
- Fire Suppression System
- (3) Dock High Doors
- (1) Drive In Door (12' x 14')

WAREHOUSE "B"

- 1989 Construction
- 21,400± SF
- Clear Span
- 10' to 22' Clear Height
- (3) Dock High Doors
- (2) Drive In Doors

OTHER

- Water Tank & Pump House
- Fire Suppression Bldg
- Field Office
- Covered Loading

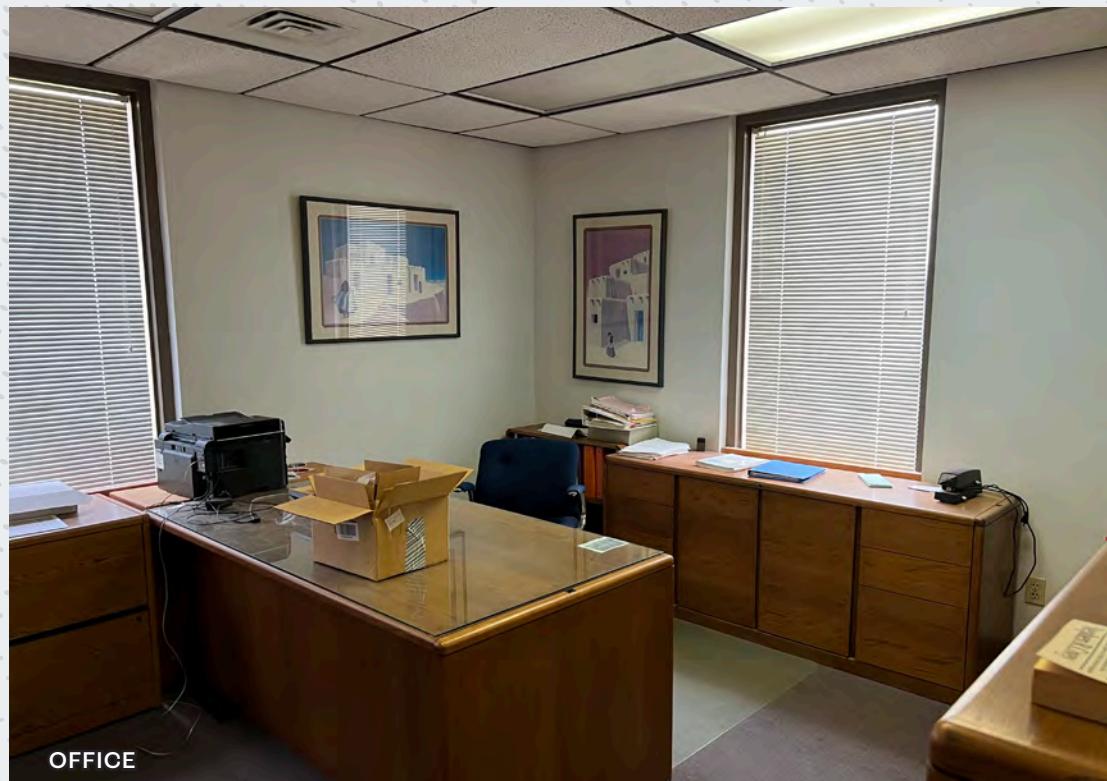




WAREHOUSE A



WAREHOUSE B



OFFICE



CONFERENCE ROOM



03

AREA
OVERVIEW

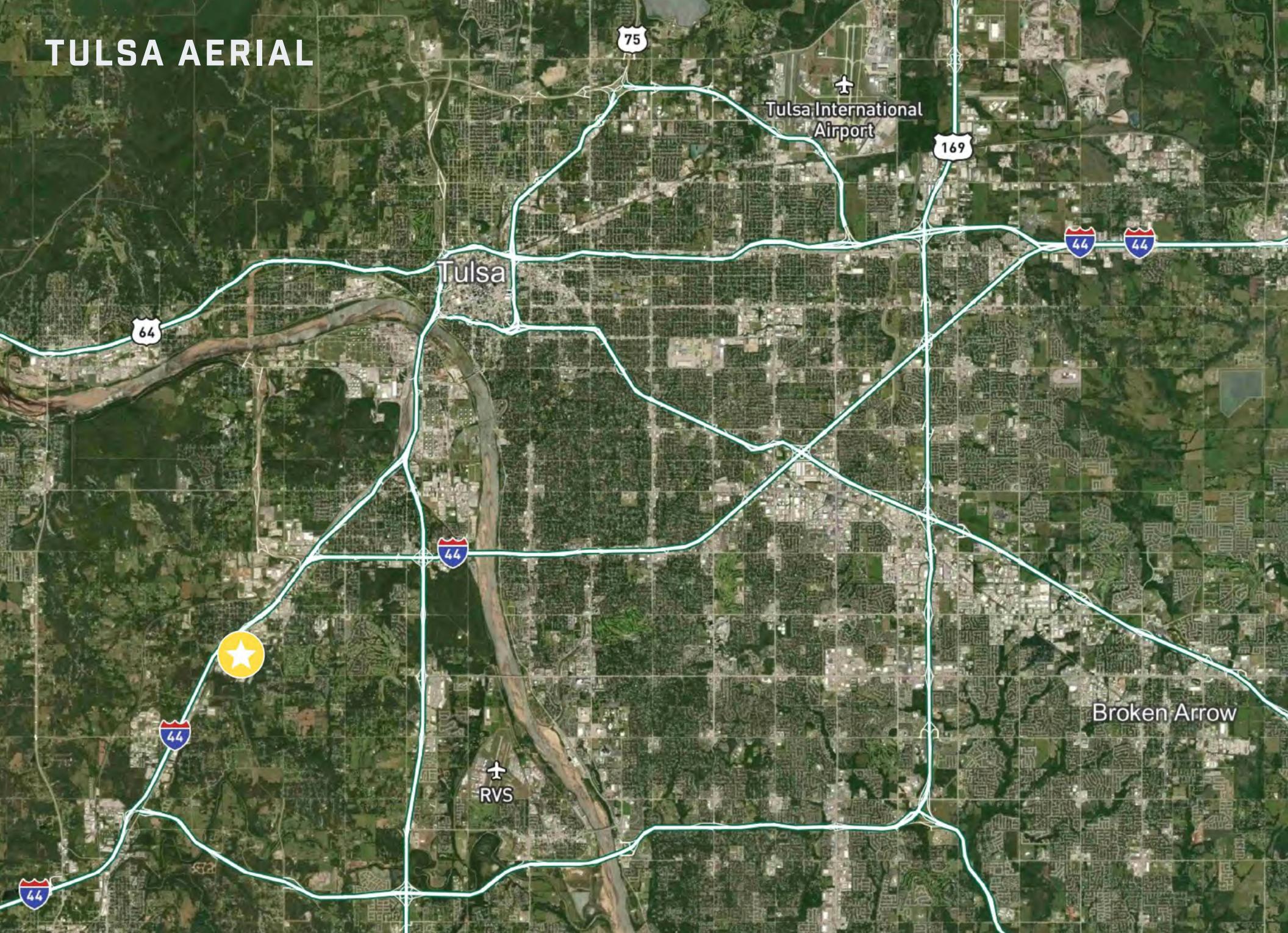
AREA OVERVIEW



AREA OVERVIEW 2



TULSA AERIAL



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