

# 15,000+ SQFT INDUSTRIAL LEASE

1827 N 170th E Ave, Tulsa, OK 74116 (170th and Pine)

Rate: \$6.00/ sqft NNN



## OVERVIEW: 15,092 SQ FT INDUSTRIAL LEASE

Located in the Carlson Land Industrial Park, this 15,092-square-foot industrial facility includes 2 acres of laydown space. Built in 1983 and recently updated (roof 2016, bathrooms 2022, heaters 2023), the building features 21' eaves (23' peak), a 7.5 ton bridge crane extending out either end of the shop for truck or rail loading, multiple weld/shop stations, and ample power (480v, 3 Phase 225 amps). The building is fully heated, features new restrooms, and high-bay lighting. 20' wide doors on E, W, and N side of building. Optional office trailer available.

The yard was once used for pipe-coating and is very compacted. Includes 2 acres of laydown space, within a fenced/gated industrial park.

Available for lease at a rate of \$6/ Sqft NNN with estimated \$1.50 nets. Seeking a 3-10 year lease term. Contact us for more information or to schedule a tour at 918-517-6220.

## HIGHLIGHTS

- 15,092 sqft / 2 Acre within a gated industrial park.
- \$6.00/sqft NNN.
- 7.5 ton bridge crane with truck and rail loading.
- Compacted yard. Rail Access.
- 23' eaves, Three 20' Bay Doors.
- 480V 3Phase 225 amps. High-bay lighting.
- Fully Heated.

### Lease Rate

**\$6/sqft NNN, ~\$1.50 CAM**

### Available Space

**15,092 SQFT | 2 Acres**

### Location

**170th and Pine**



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# INDUSTRIAL DETAILS

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ADDRESS: **1827 N 170th E Ave**

SITE SIZE: **2 acre**

BUILDING SIZE: **15,092 sq ft**      OFFICE: **optional trailer**      WAREHOUSE: **15,092 sq ft**      COVERED STORAGE: **N/A**

CONDITION: **Good**      ROOF AGE: **2016 w/ skylights**      BUILDING YEAR: **1983**

PARKING LOT: **10 spaces, concrete.**      YARD: **2 acres Compacted gravel /Concrete, fenced, gated.**      SLAB: **6"**

POWER: **480V, 3Phase, 225 amps**      LIGHTING: **High-bay**

WATER: **City**      SEWER: **Septic**      GAS: **ONG, 2"**

SPRINKLER: **N/A**

HVAC: **Fully heated shop. (9) 40' gas panel heaters.**

DOCK/BAYS: **(3) 20' x 19' drive in;**

INSULATION: **Ceiling Only**      WALLS: **Updated siding**

CLEAR HEIGHT: **21' Eaves, 23' Peak.**      COLUMN SPACING: **Free Span**

CRANE(S): **7.5 Ton—extends 60' N side, 25' S side. 15' hook height.**      COMPRESSED AIR: **Lines run only.**

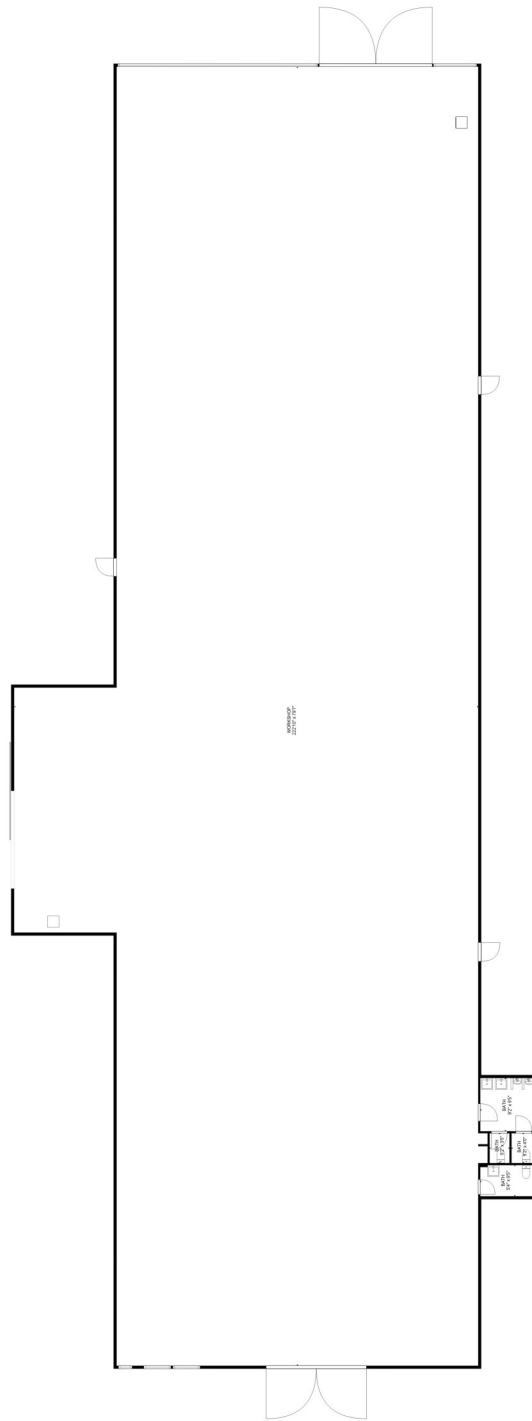
OFFICES: **(2) restrooms.**

SPECIALTY: **Weld stations throughout. Crane-way access to rail spur or truck loading. Exterior yard lighted.**

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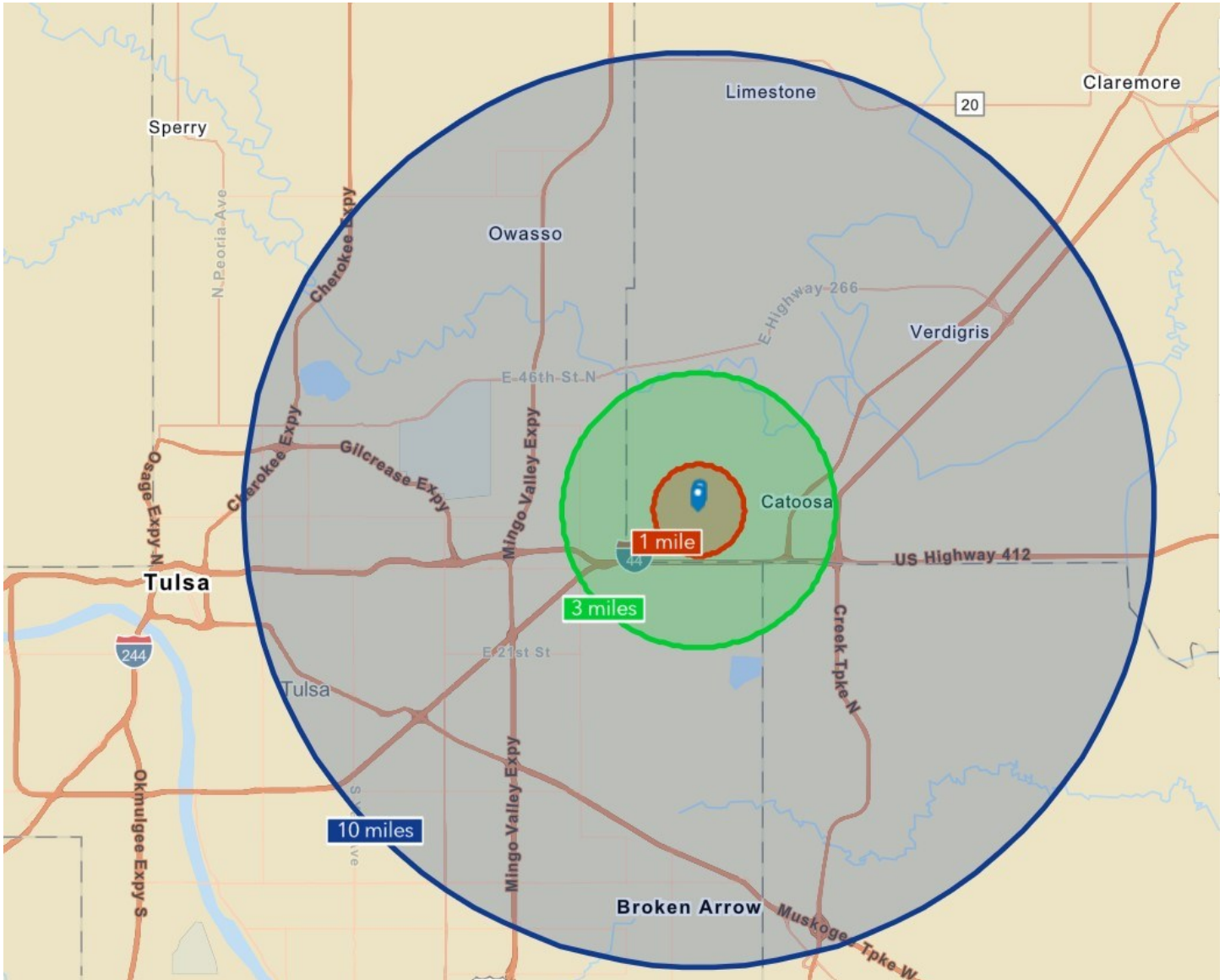
**TOTAL: 190 sq. ft**  
FLOOR 1: 190 sq. ft  
EXCLUDED AREAS: WORKSHOP: 14581 sq. ft  
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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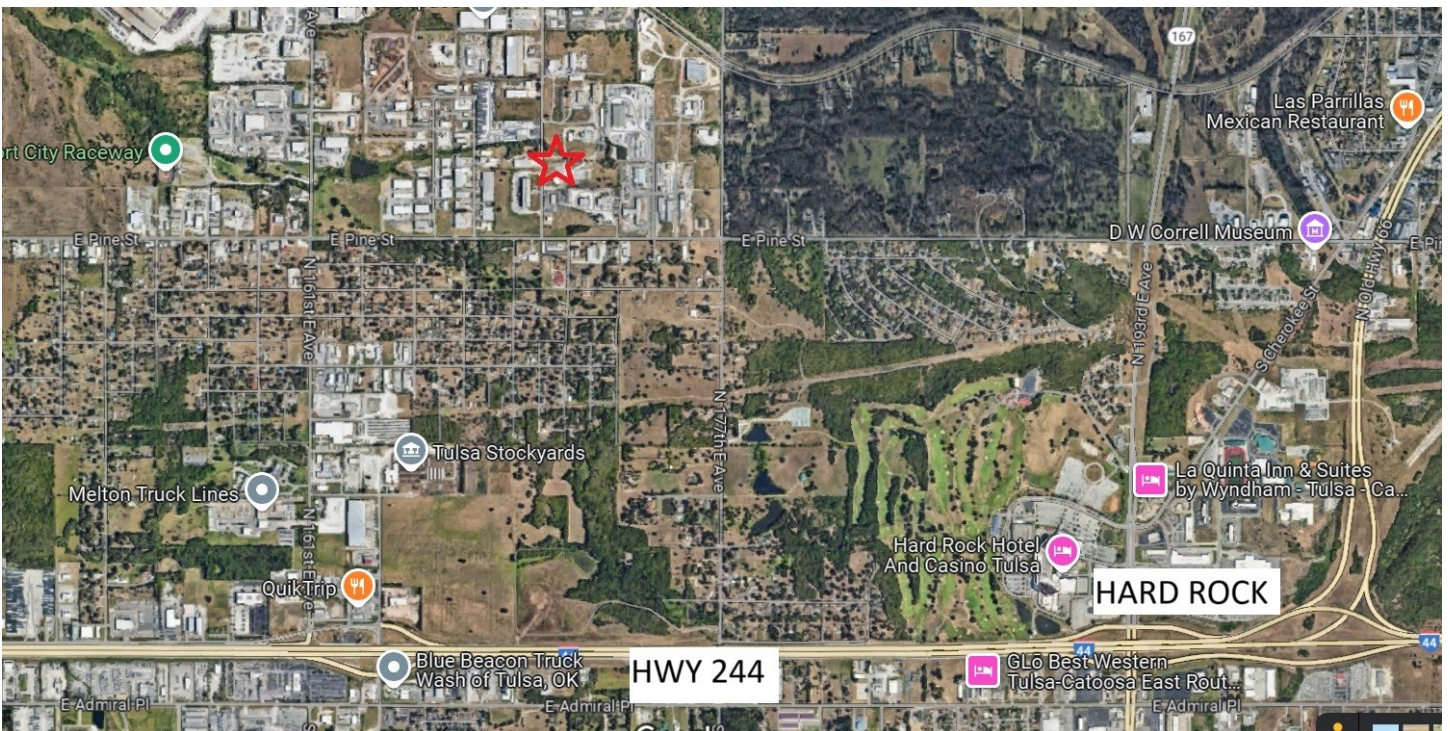
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