

6912 EAST 12TH STREET / TULSA, OK 74112



6912 EAST 12TH STREET INDUSTRIAL BUILDING

6,370± SF for Sale



Industrial Medium (IM) Zoning

CBRE

Property Outline



Building Highlights

Property Overview

- **Total Space:** 6,370± SF*
- **Lot Size:** 0.58± Acres*
- **Zoning:** Industrial Medium (IM)

Building Specifications

- **Clearances:** 10' eaves and 8' under roof joists
- **Ceilings:** 7.6' dropped ceiling throughout the building
- **Loading:** (1) 10' x 7' overhead door
- **Power:** 240v, 3-Phase
- **Parking:** 27 striped parking spaces
- **Roof:** New TPO Roof 2024
- **HVAC:** None (Units Removed Sold As-Is)

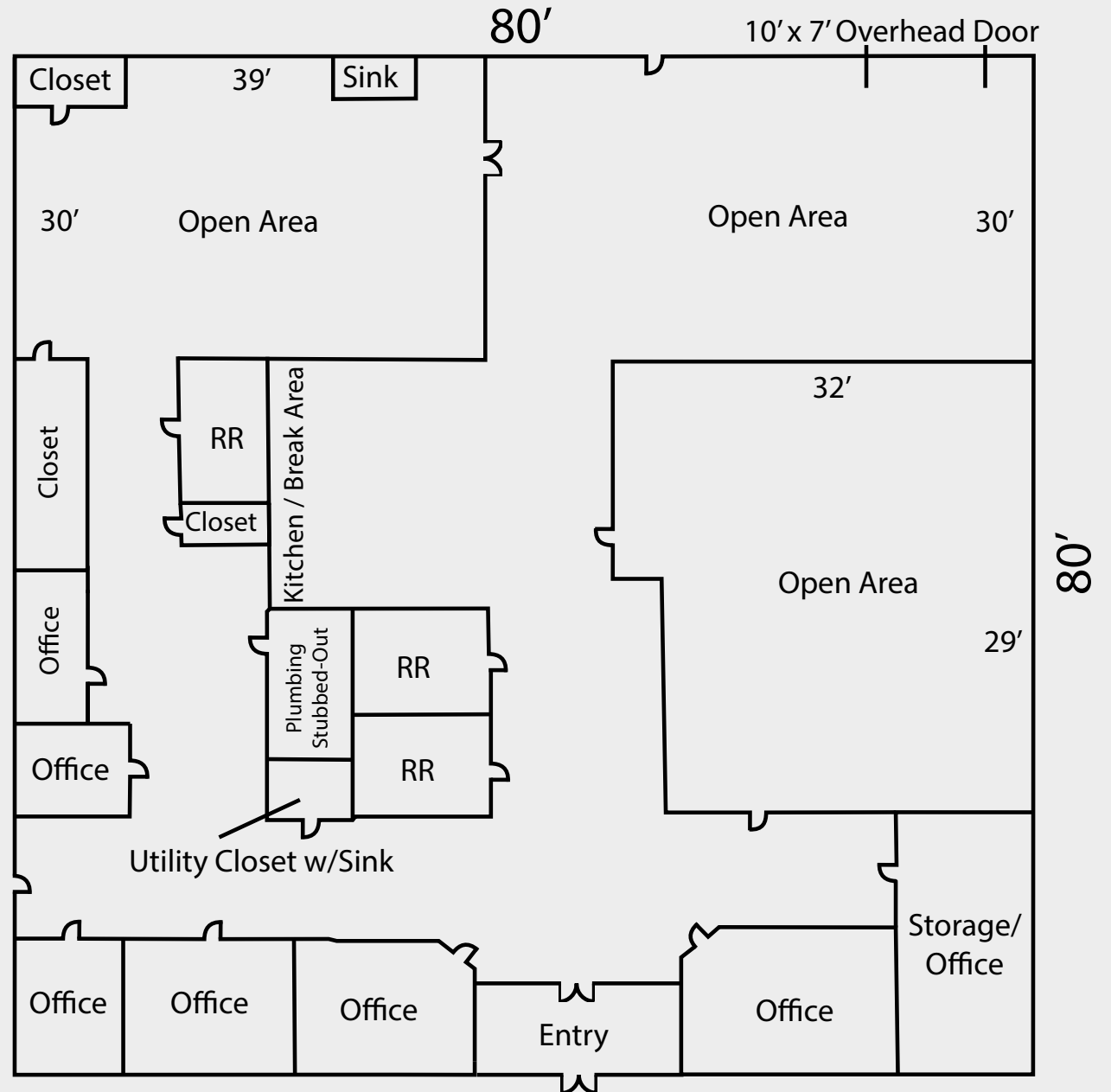
Amenities & Utilities

- **Restrooms:** Three (3) existing restrooms, with plumbing already in place for a fourth
- **Breakroom:** Equipped with kitchen appliances
- **Features:** Located on a highly visible corner lot

*Source: County Assessor



Floorplan



* The above drawing is not to scale and is for illustrative purposes only.
All dimensions are approximate. Dropped-Ceiling Throughout

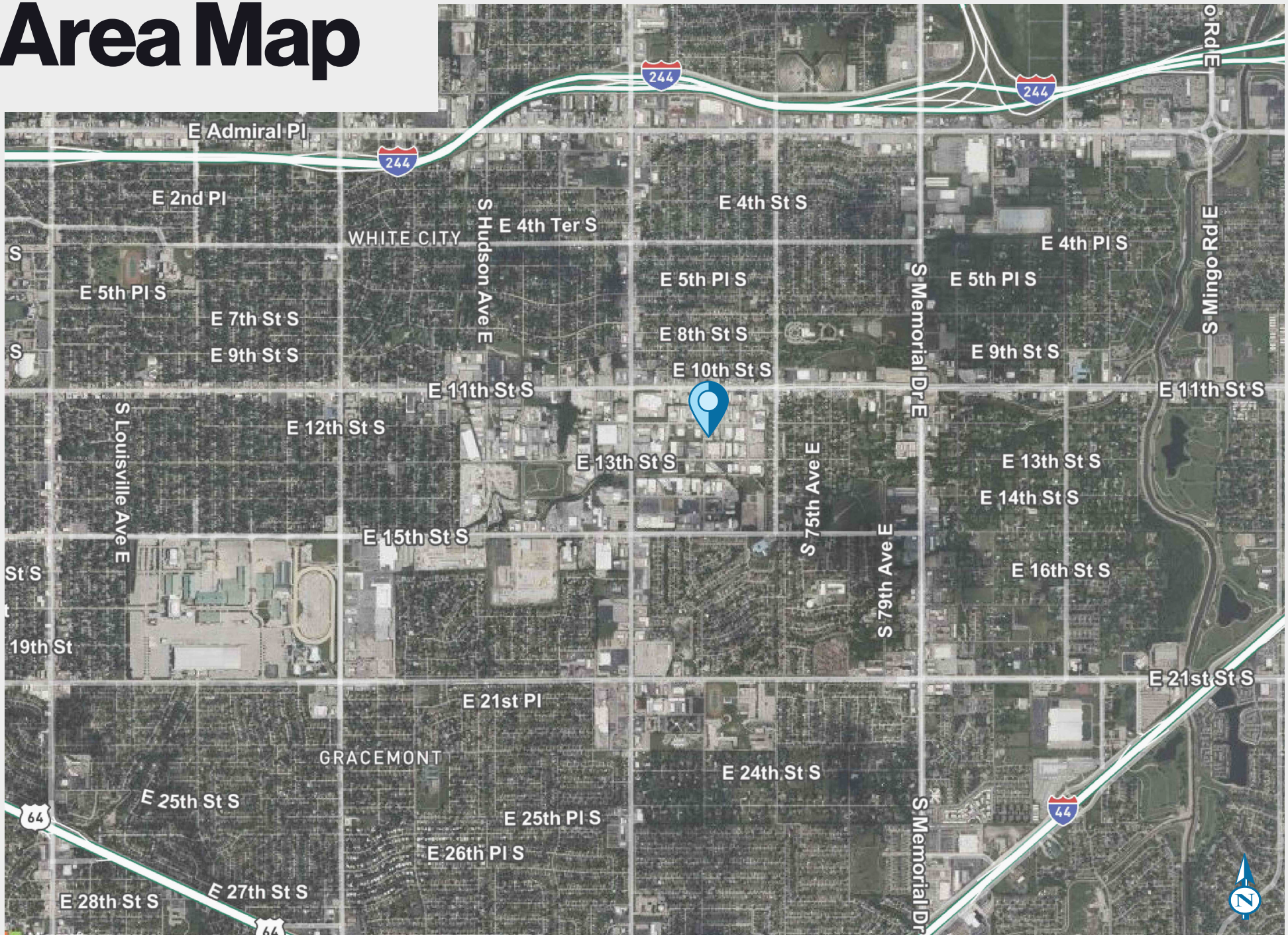




Location Aerial



Area Map



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