

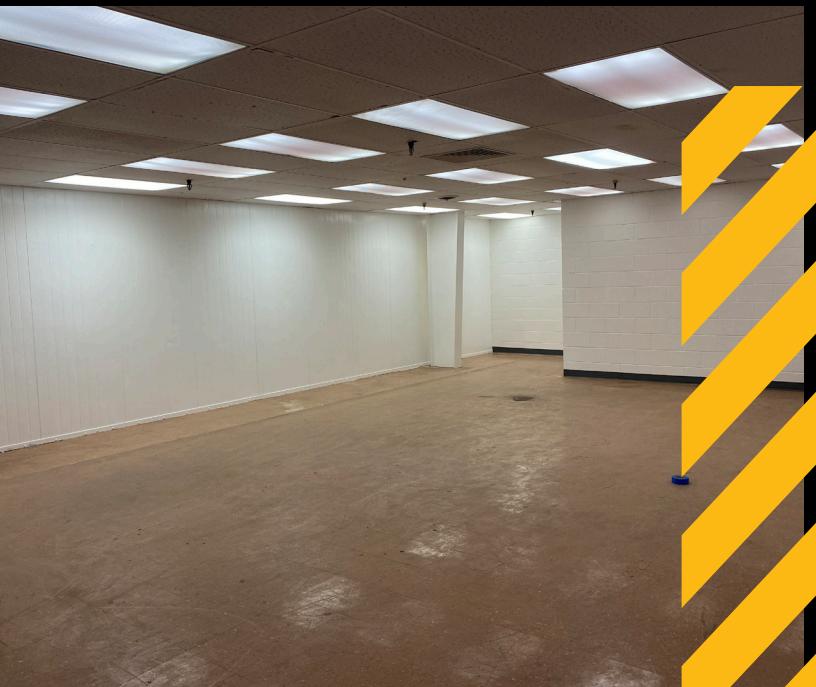
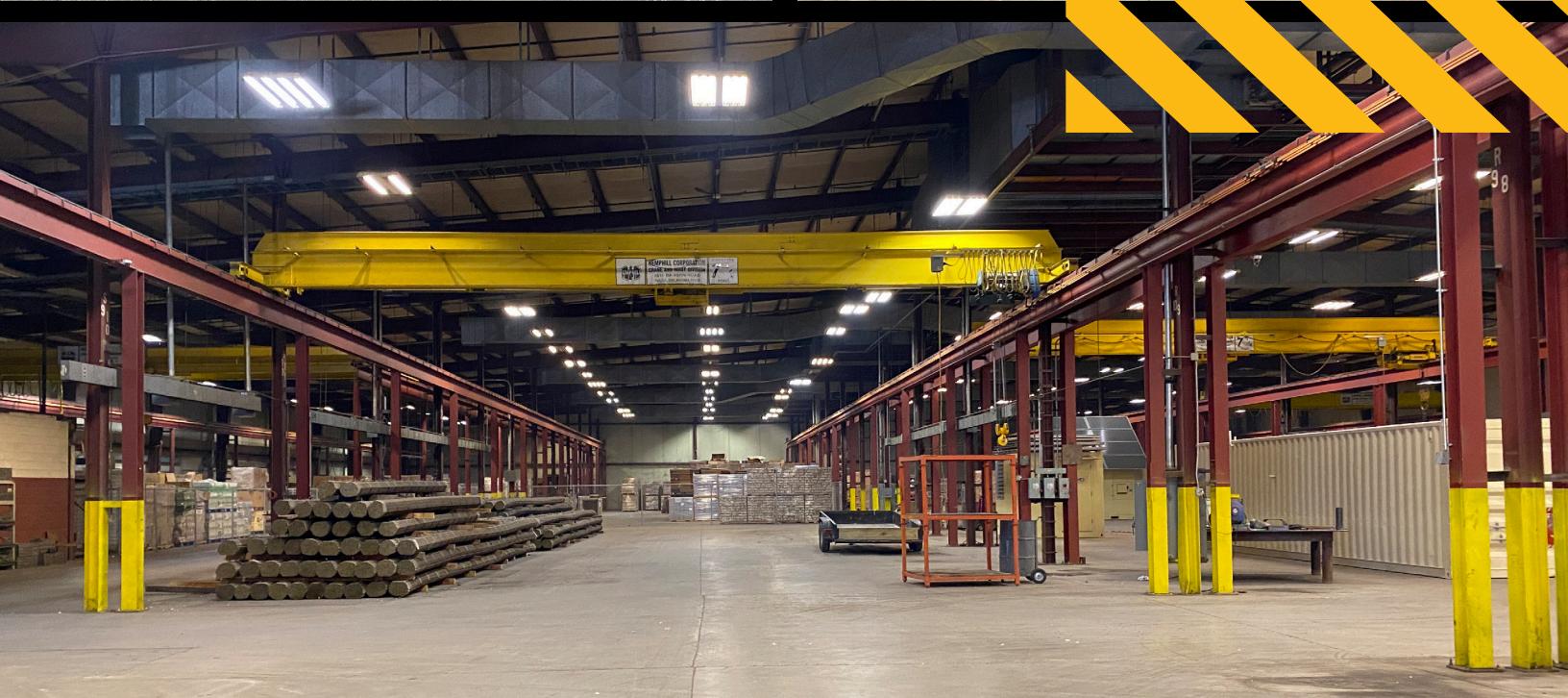
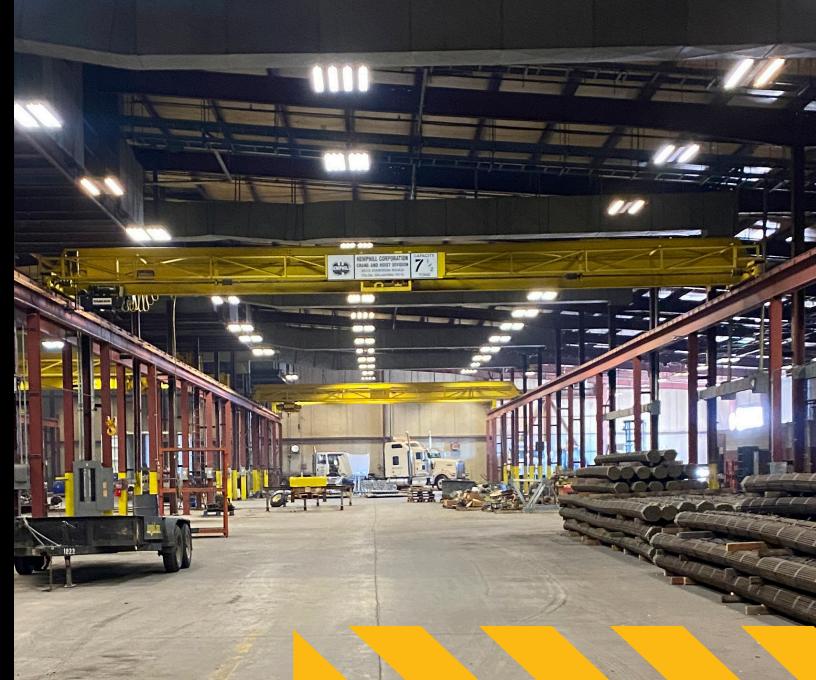


FOR LEASE
1306 N MARION AVENUE
TULSA, OK 74115



**CRANE SERVED
MANUFACTURING FACILITY**
AVAILABLE APRIL 1, 2026

CBRE



PROPERTY FEATURES

101,481±

Total SF

22'

Sidewalls

3 to 7.5

Ton Overhead
Crane Capacity

2.90±

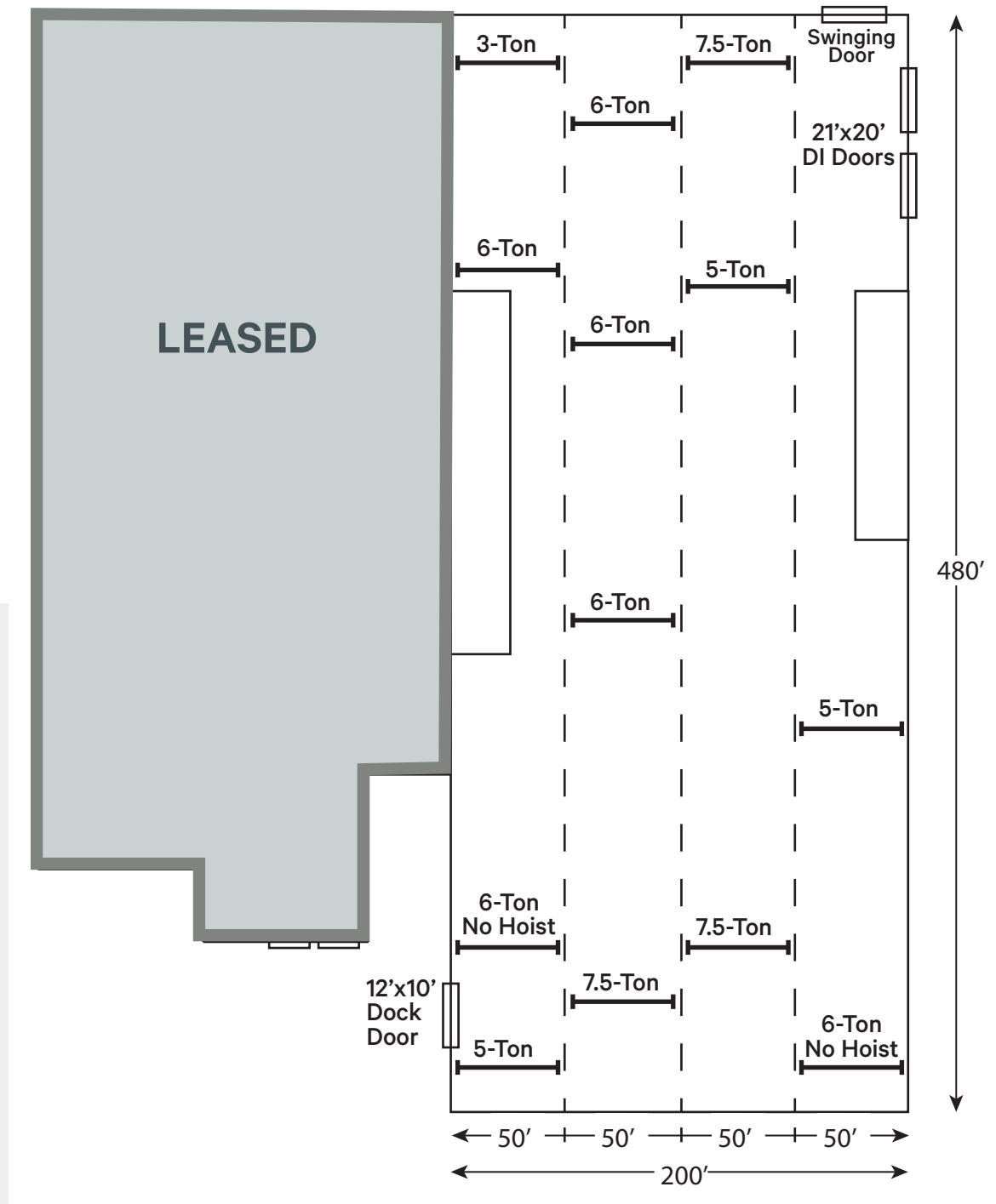
Acre Fenced
Parking/Yard Area



- **+ 101,481± SF Total***
 - Shop: 96,000± SF*
 - 2nd Floor Office: 5,481± SF*
 - 2.90± Acre Fenced Parking/Yard Area
- **+ 22' Sidewalls**
- **+ 480v/220v/3 Phase - 3,500 KVA**
- **+ Loading Doors**
 - (2) 21' x 20' Drive-In Doors
 - (1) 12' x 10' Dock Door
 - (1) 21' x 20' Swinging Door
- **+ Industrial Light (IL) Zoning**
- **+ Overhead Cranes - 47' Spans**
 - Bay 1:
 - (1) 6-Ton (no hoist)
 - (1) 5-Ton, 13'-6" Hook Height
 - Bay 2:
 - (1) 5-Ton, 13'-5" Hook Height
 - (1) 3-Ton, 13'-11" Hook Height
 - Bay 3:
 - (1) 7.5-Ton, 13' Hook Height
 - (2) 6-Ton, 16' Hook Height
 - (1) 6-Ton, 14' Hook Height
 - Bay 4:
 - (2) 7.5-Ton, 15' Hook Height
 - (1) 5-Ton, 14' Hook Height
 - Bay 5:
 - (1) 6-Ton (no hoist)
 - (1) 5-Ton, 12'-6" Hook Height
- **+ Air Piping**
- **+ Fully Sprinklered**
- **+ 8' Reinforced Concrete Slab**
- **+ T-5 Lighting**

*Source: Assessor and Owner

FLOOR PLAN



Drawing not to scale



Drawing not to scale

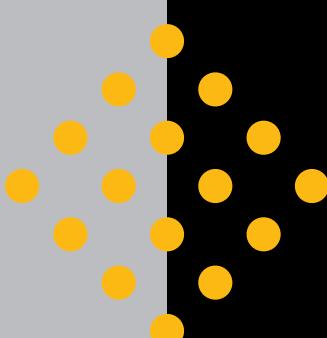
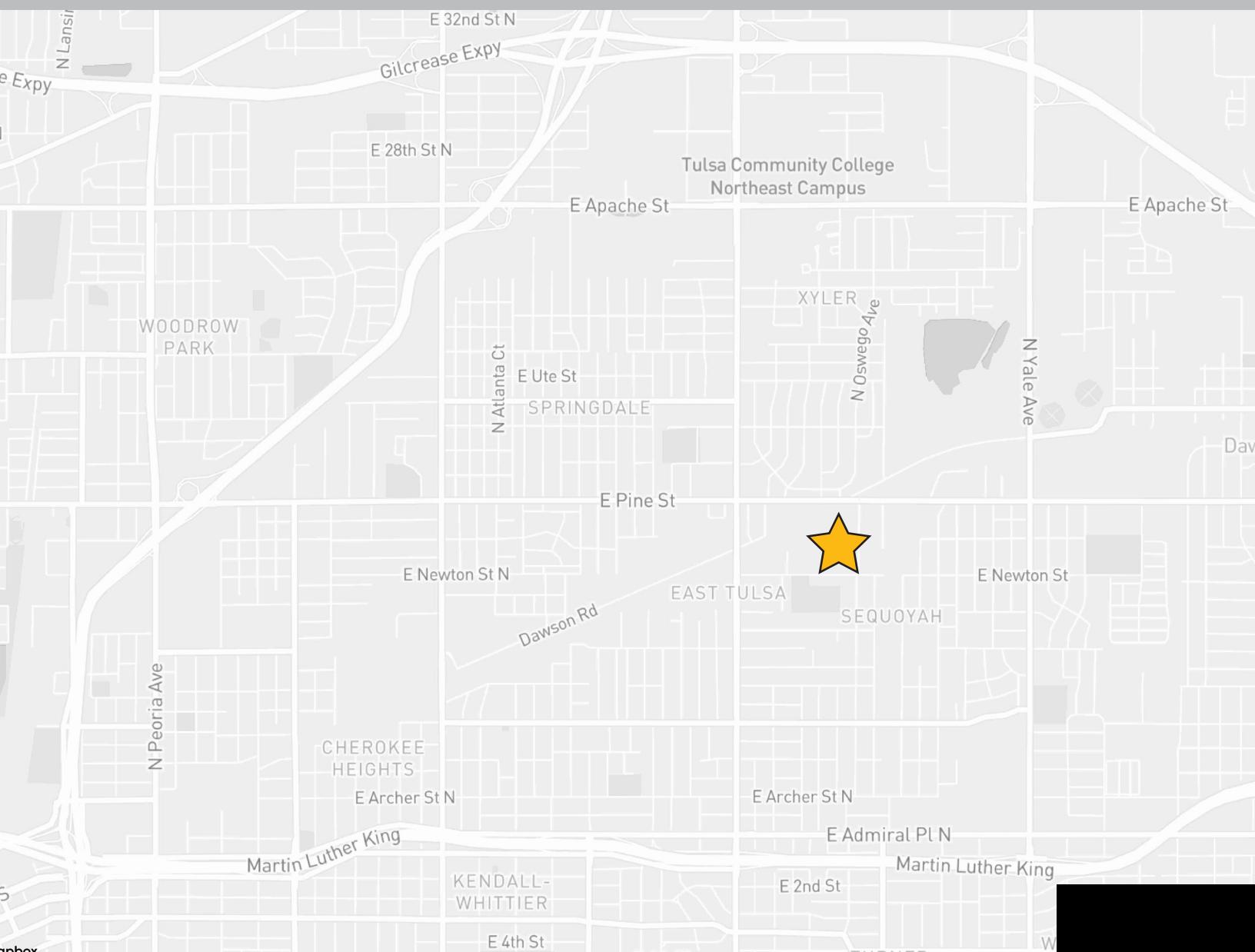
OUTLINED AERIAL



VICINITY MAP



LOCATION MAP



TULSA'S INDUSTRIAL ECONOMY

Industrial Insights

- + Tulsa continues to house a healthy economic environment for industrial users.
- + The total vacancy rate in the Tulsa industrial market remains low at 3.3%, keeping consistent with the previous half of 2024.
- + Asking rates are slightly rising due to the lack of availability.

“The strong demand for industrial space is driven by economic growth, increased e-commerce activity, and supply chain needs.”



Vacancy Remains Low

The low vacancy rates in the Tulsa Industrial market indicate strong demand for industrial space, driven by various factors such as economic growth, increased e-commerce activity, and supply chain needs. The lack of new supply means fewer available properties for businesses looking to expand or relocate, which intensifies competition for existing buildings. As a result, existing properties are being fully leased, further tightening the market.

As occupancy rates increase, the competition for available spaces intensifies, allowing landlords to raise rental rates. Overall, the combination of high occupancy and rising rental rates reflects a robust industrial market in Tulsa.



TULSA'S INDUSTRY HIGHLIGHTS



AVIATION & AEROSPACE

700+

acres of shovel-ready land available for development at Tulsa International Airport

\$11.7B

total economic contribution from the aviation and aerospace industry

46,233 employees

in aerospace sectors across 250+ businesses in Tulsa

Source: Tulsa Regional Chamber



TECH INDUSTRY

One of 31 Tech Hubs

selected by the U.S. Department of Commerce's Economic Development Administrative as part of a \$51 million investment

56,000

new future-proof jobs created locally within emerging tech industries

\$15M

committed by state legislature to enhance and bolster tech initiatives

Source: Tulsa Regional Chamber



ENERGY

1,000+

energy-related companies call the Tulsa region home

Nearly \$15B

total annual economic impact of the energy sector to Tulsa's economy

\$361M

of sales tax is supported by activity in Tulsa's oil and gas industry

67,000+ employees

in the energy industry; representing 1.6% of all U.S. energy jobs

\$0.55 of additional GDP added to the local economy for every \$1 of production

Source: Tulsa Regional Chamber



TRANSPORTATION & LOGISTICS

9,000+

acres of industrial land ready for development in the Tulsa region

\$1.7B

total annual economic impact of the logistics sector to Tulsa's economy

\$77.7M

in annual tax revenue for the City of Tulsa from the logistics industry

Each logistics job contributes **\$82,106** to the gross product of Tulsa's 11-county area

\$0.95 of additional GDP added to the local economy for every \$1 of production

Source: Tulsa Regional Chamber



FOR LEASE

1306 N MARION AVENUE

TULSA, OK 74115



CONTACTS

JAMIE HILL, SIOR, CCIM

First Vice President

+1 918 392 7206

jamie.hill@cbre.com

SPENCER SHEETS

Senior Associate

+1 918 392 7240

spencer.sheets@cbre.com

CBRE

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.