

11121 E PINE ST

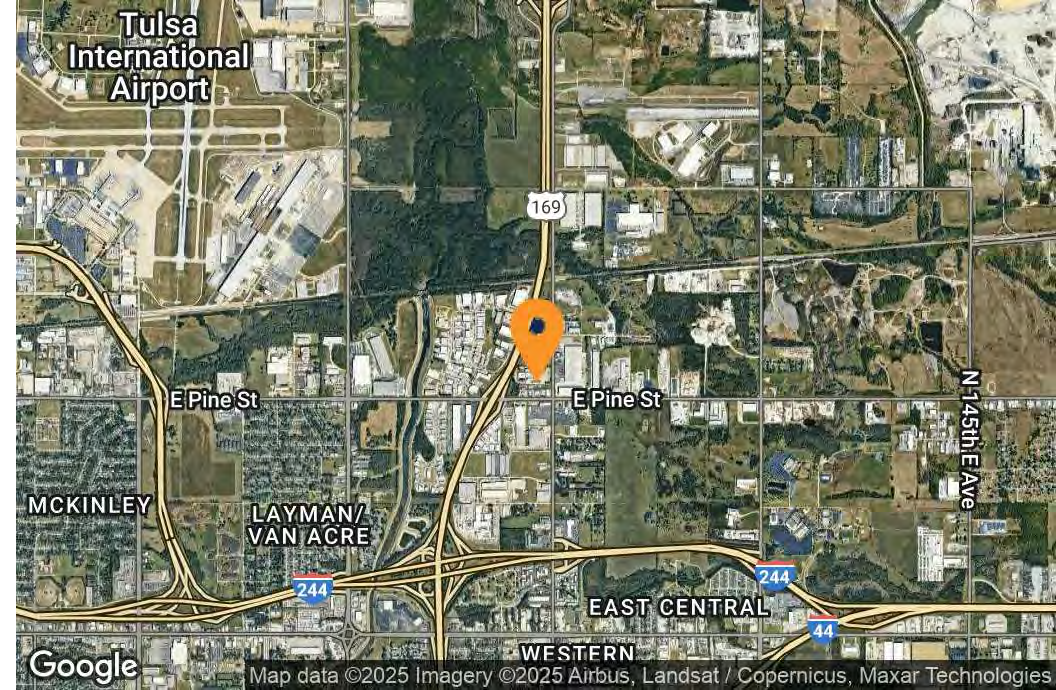


### 11121 E Pine St, Tulsa, OK 74116

Presenting a prime leasing opportunity at 11121 E Pine St, Tulsa, OK 74116, which is a high visibility building with ample front parking and "ready to lease" interior finishes. Space boasts drive-in access into 2,800 SF of partially-conditioned warehouse area and 1,425 SF of office.

#### Property Highlights

- 4,225 total SF available
- 1,425 SF office
- Climate controlled warehouse
- Street frontage on E Pine St
- Quick access to N HWY 169
- 11' - 15' clear height
- (2) 10'x10' drive-in door access
- Flexible lease terms
- Ample parking



#### Offering Summary

LEASE RATE:	\$7.25 SF/yr (NNN)
AVAILABLE SF:	4,225 SF
LOT SIZE:	48,488 SF
BUILDING SIZE:	5,635 SF
ZONING:	(CG) Commercial General

Demographics	3 Miles	5 Miles	10 Miles
TOTAL HOUSEHOLDS	11,138	44,659	179,703
TOTAL POPULATION	31,344	118,739	444,694
AVERAGE HH INCOME	\$60,593	\$61,903	\$86,251



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