



FOR SALE OR LEASE | ± 8,592 SF

INDUSTRIAL WAREHOUSE

**8 S 111TH E AVE
TULSA, OK 74128**



**COMMERCIAL
OKLAHOMA**

FOR SALE OR LEASE

8 S 111TH E AVE
TULSA, OK 74128

Property Features

Property Size:	± 8,592 SF
Warehouse:	± 3,792 SF
Office:	± 4,800 SF
Site Area:	± 0.49 Acres Paved
Year Built:	1995/Expanded 2007
Clear Height:	14'
Power:	120/240VAC, 3 Phase, 4 Wire
Drive-Ins:	(1) 12'x10' (1) 16'x10'
Tennancy:	Single
Zoning:	CS
Parking:	8 Spaces
Yard:	Fenced
LEASE RATE:	\$8.50/SF (NNN)
SALE PRICE:	\$988,080.00 (\$115.00/SF)

Property Highlights

- Immediate access to Hwy 169 & I-244
- Designated reception area, conference room, & kitchenette
- Offices with custom ceilings and millwork
- Office floors are currently being replaced
- Warehouse is heated and insulated
- Fluorescent lighting throughout facility
- Alarm system



// GALLERY



PROPERTY AERIAL VIEW



OFFICE



OFFICE



WAREHOUSE



 CUSHMAN & WAKEFIELD | COMMERCIAL OKLAHOMA

CONTACT

KALEY PARTON
Associate
+1 918 359 3520
kparton@commercialoklahoma.com

TULSA OFFICE
+1 918 340 6970
commercialoklahoma.com

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. *Independently Owned and Operated. A Member of the Cushman & Wakefield Alliance.*