

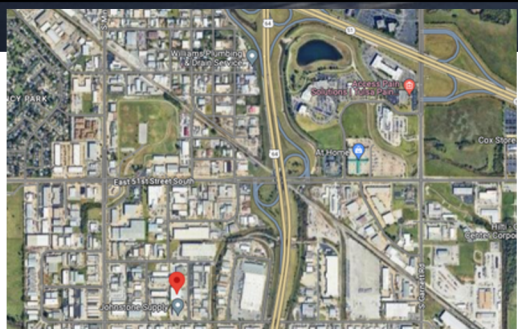
For Sale

Industrial Warehouse

Absolute NNN Leased Asset - Johnstone Supply

5440 S 101st E Ave

Tulsa, OK 74146



Brian Frere with KW Commercial is pleased to offer an opportunity to acquire a single tenant industrial asset in Tulsa, OK. Upon closing, the current owner will sign a 3 year NNN lease-back based upon the current market lease value providing a 7.44% Cap Rate.

The 39,081 SF building sits on a 1.55 acre site positioned between East 51st Street and East 61st Street and provides great access to Highway 169 and Highway 51 which have traffic counts of over 137,500 VPD and 116,000 VPD respectively. Within the rapidly growing Tulsa Industrial Market this is ideal for a 1031 exchange asset, an investor seeking a low-management NNN asset or a growing company with future user space requirements.

The building consists of 3,000 SF of office / showroom space and 36,081 SF of warehouse area with 20' to 25' clear height and multiple loading areas featuring a total of 5 dock-high doors and two drive-in doors.

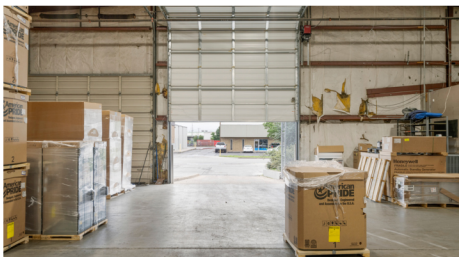
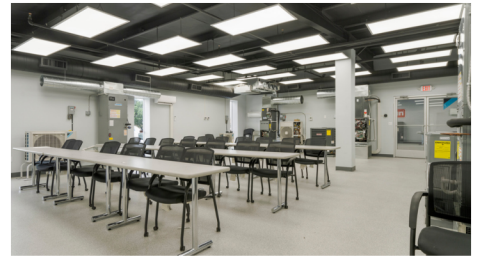
This is a rare opportunity to acquire an Absolute NNN industrial asset, zero landlord responsibilities, and strong site fundamentals.

Property Features

- Strong Site Fundamentals: 39,081 SF Building on a 1.55 Acre Site
- Building Specification: 3,000 SF Office & 36,081 SF Warehouse
- 22' to 25' Clear Height - 2 Loading Areas (5 Dock High plus Drive-In Doors)
- Easy Access to Major Transportation Arteries: Hwy 169 (137,500+ VPD) & East 61st St S (31,500+ VPD)

Property Features

- Built: 1976
- Renovated: 2022
- Total Size: 39,081 SF
- Lot: 2 Parcels / 67,705 SF with 250' of frontage on S 101st E Ave
- Zoning: IL
- Clear Height:
 - 20' (18' at Bottom of Red Iron)
 - 25' (22' at Bottom of Red Iron)
- Office area includes an open showroom, large training room, and gym
- Fire Suppression System
- Heavy 3-Phase Power: 400 Amp / 240 Volt
- 25+ Dedicated Parking Spaces
- 2 Loading Areas
 - 5 Dock High + Drive-In Doors



Measurements

- Front/North Side OH Door
- Ramp: 14W x 14H
 - Dock: 14W x 12H

- Front/South Side OH Door
- Dock (3): 12W x 12H
 - Dock (1): 10W x 10H

- South Side OH Door
- Drive-In: 12W x 12H

- Site: 67,704 SF
- 250' Front x 173' Deep

- Warehouse: 36,081 SF
- 211' x 171'

- Office: 3,000 SF
- 40' x 75'



Tulsa, Oklahoma, is a burgeoning hub for commercial real estate investment, driven by its vibrant economy and high quality of life. Tulsa is the second largest city in the State of Oklahoma and the 47th largest city in the United States. The Tulsa MSA population is just over 1,040,000 and is prime for continued growth due to its accessibility and affordability which creates a robust market for families, businesses and investors. The city's affordable property prices and low cost of living make it an attractive relocation destination compared to other major metropolitan areas. Additionally, Tulsa boasts a diverse economy with strong sectors in energy, aerospace, and technology contributing to steady job growth and economic stability.

Tulsa is quickly becoming a favored location for recognized music and film production work. Quality of life in Tulsa is enhanced by its rich arts and cultural scene, museums, higher education opportunities, excellent healthcare facilities, and plentiful green spaces, making it a well-rounded choice for living and for commercial real estate investment. The Gathering Place, one of Tulsa's beautiful parks, is recognized as USA Today's 2024 Best City Park.



Traffic Counts

S. Mingo Road	16,823
E. 51st Street	19,645
E. 61st Street	31,890
Hwy 169	137,914
Hwy 51	116,319
I-44	97,346

Offered at \$4,200,000

Contact

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