



SW Stone IOS

3955 North Garnett Road, Tulsa, OK



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Property Overview

Industrial outside storage space in one of Tulsa's fastest growing industrial and logistics corridor. This location boasts strong arterial frontage along N Hwy 169 with efficient connectivity to 36th St N, N Garnett Rd, and the broader Tulsa metro. Great opportunity for contractors, fleet operators, equipment storage, and service-based industrial users seeking secure, heavy-duty outdoor storage in a supply-constrained market. Users may lease between 1 and 15 acres with all sites delivered fully fenced, gated, and stabilized to support heavy loads and daily operational traffic. Offered at **\$22,000 per acre per year**, this project provides an attractive, scalable IOS solution with strong access, visibility, and operational functionality.

Property Highlights

- 1 acre - 15 acres available for lease
- Fully secured and stabilized yards
- Excellent highway visibility
- Strong regional connectivity in Tulsa logistics corridor
- Common access drive provided (60 ft wide)
- Immediate access from Highway 169

Property Summary

Property Type	Industrial Outside Storage
Space Available	1-15 AC
Asking Rate Per Acre	\$22,000/yr

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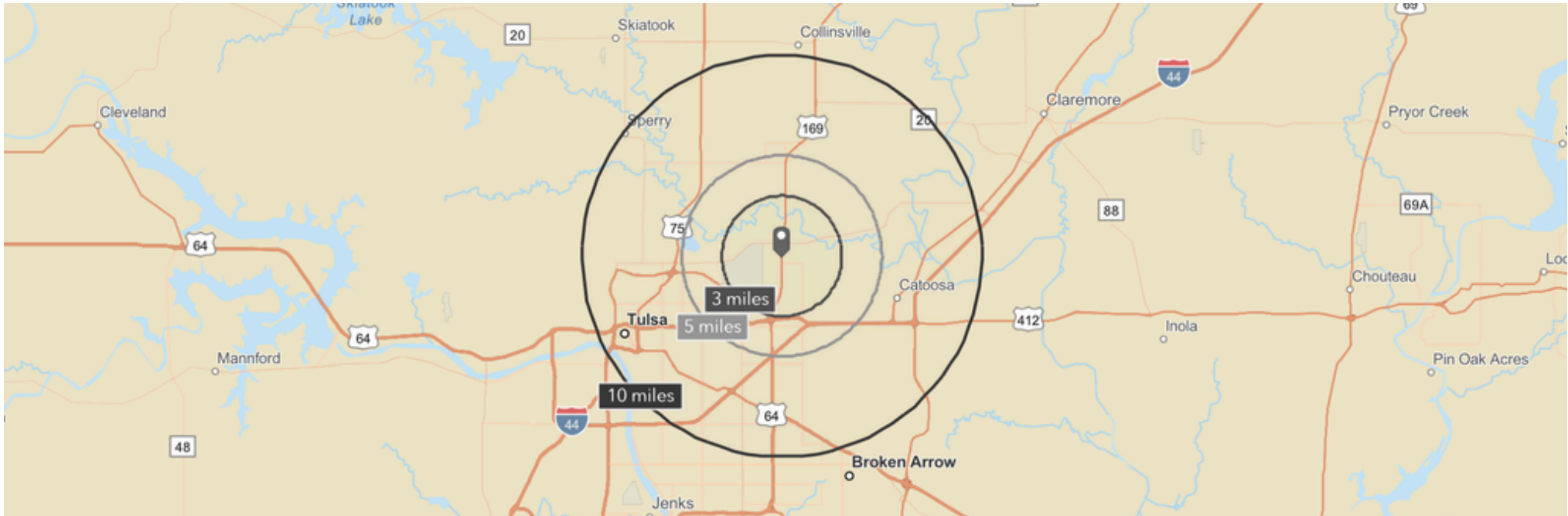
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2025 Demographics

3 Miles

5 Miles

10 Miles

Population	1,905	58,423	384,670
Households	697	21,755	152,730
Median Household Income	55,976	55,444	63,777
Average Household Income	78,017	74,247	90,031

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