

INDUSTRIAL MANUFACTURING WITH YARD SPACE



2751 E Apache St, Tulsa, OK 74110

Seize the opportunity to lease a large acreage industrial property in the In-demand Tulsa Market. Situated at 2751 E Apache St, this expansive property encompasses 25,000 square feet of versatile industrial space, spread across three pre-engineered clear span structures on a 4.77-acre paved and hard packed gravel site. This facility offers ample space and equipment to accommodate a wide range of industrial operations, making it an ideal location for businesses seeking growth and operational efficiency with excess yard. Also has additional 4,050 SF of covered outside storage.

Property Highlights

- 25,000 SF across 4 buildings
- Main Building (A): 9,000 SF office/warehouse
- East Building (B): 10,000 SF warehouse
- North Building (C): 6,000 SF warehouse
- ±4.77 acre graveled lot
- Built in 1981
- Ideal for industrial investment or owner/user

Offering Summary

LEASE RATE:	\$5.75 SF/yr (NNN)
SALE PRICE:	\$2,400,000
AVAILABLE SF:	25,000 SF
LOT SIZE:	4.77 Acres

Building Details

- Main Building (A): 9,000 SF (60'x150')
- East Building (B): 10,000 SF (40'x250')
- North Building (C): 6,000 SF (60'x100')
- Additional Covered Storage: 4,050 SF (27'x150')
- (2) Large air compressors with air lines ran throughout
- 480V 3 Phase Power
- 14' - 17' clear height

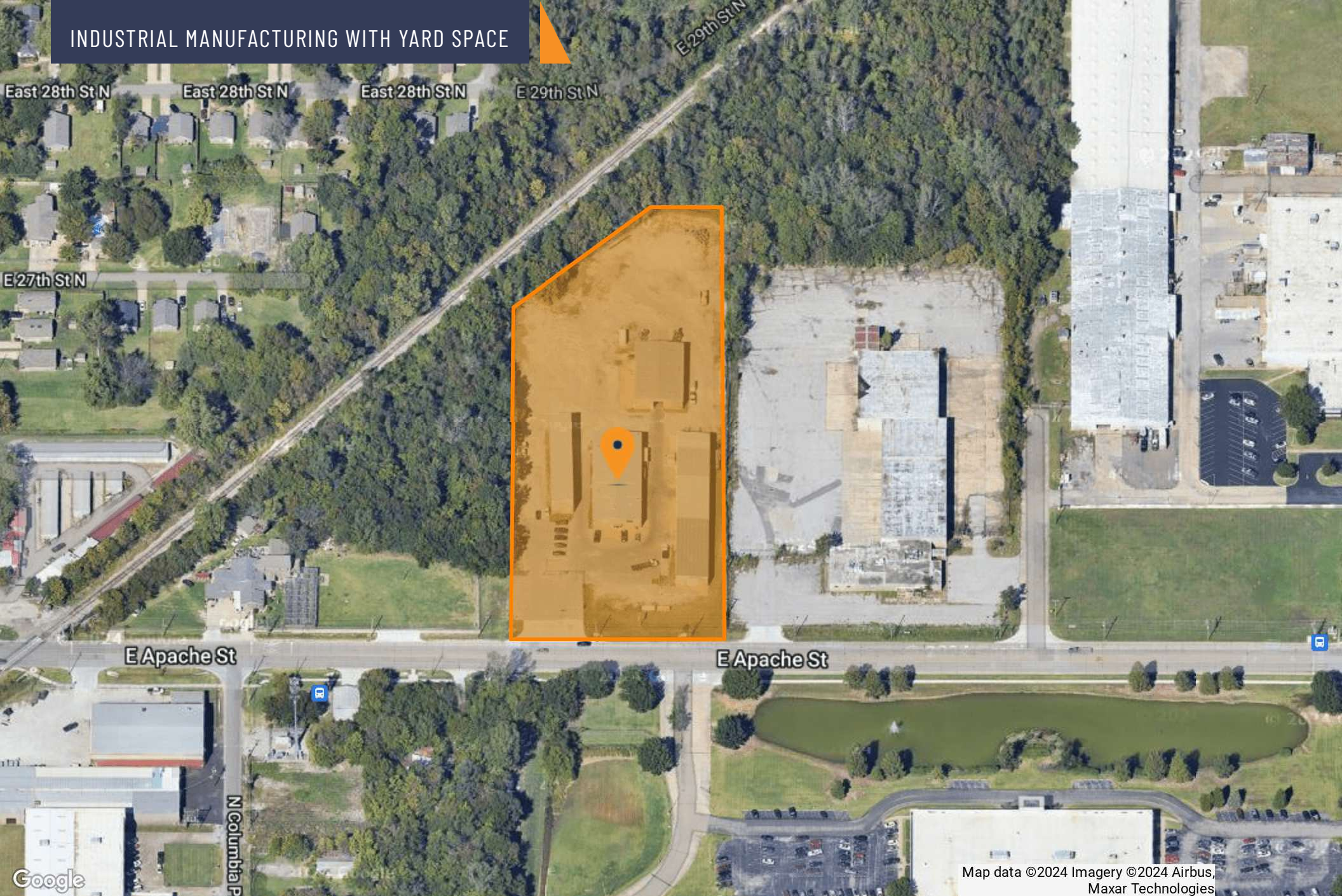
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 **LEGACY**
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