

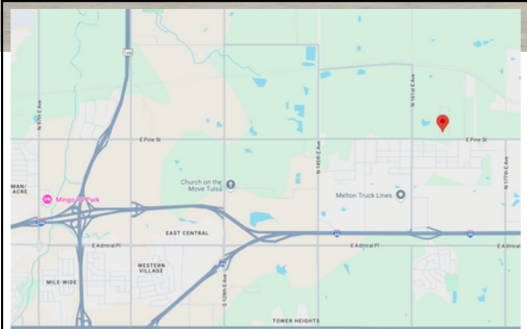
# For Lease

## Industrial Space

\$8/SF NNN Lease

1565 N 166th E Ave

Tulsa, OK 74116



Well-located industrial building offers 1,000 SF of office and 6,000 SF of clear span building with 16' at eaves to 18' at center. Two drive-in doors (12' and 14') and one loading dock with leveler.

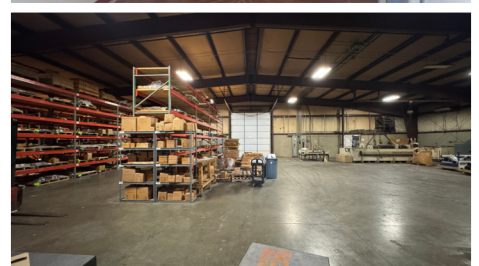
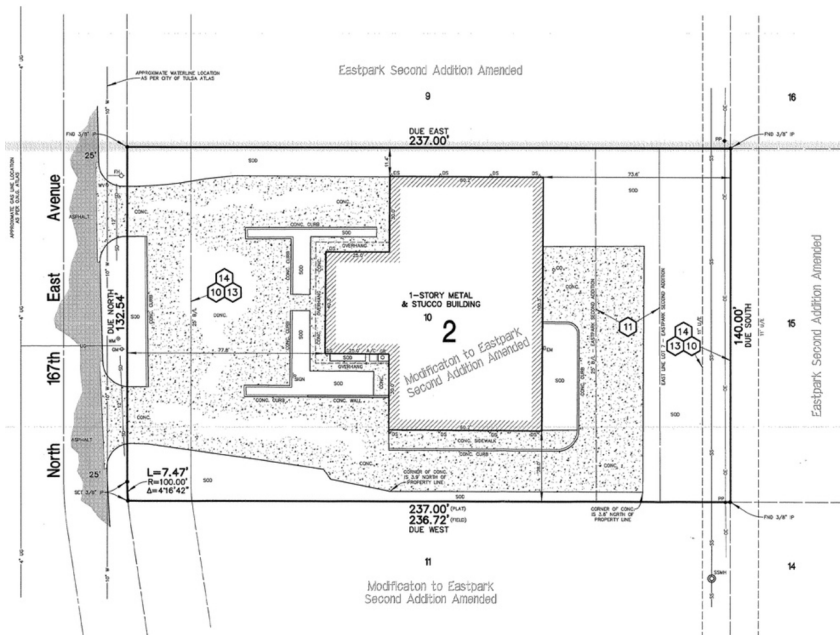
Located in an active industrial area East of Hwy 169 and approximately 1 mile North of Hwy 412. Quick access to I-44. Ten minutes from the Tulsa International Airport.

### Lease Details

- Rent: \$8 /SF/YR
- Term: Negotiable
- 2024 Property Tax: \$5,701
- Property Insurance: \$5,534 (8/2024 to 8/2025)
- Total: \$11,235
  - \$1.605 per SF or \$936.25 per month

## Property Features

- Built: 2008
- Total Size: 7,000 SF
- Office Size: 1,000 SF
- Warehouse: 6,000 SF
- Lot: 33,324 SF / 0.77 Acres
- Zoning: IL
- Clear Height:
  - 16' at Eaves
  - 18' at Center
- Heavy 3-Phase Power: 600 Amp / 480 Volt
- Approx. 20 Parking Spaces
- 3 Loading Areas
  - 12' Drive-In
  - 14' Drive-In
  - Loading Dock with Leveler



## Contact

Brian Frere, KW Commercial

+1 918 298 6900

brian@brianfrere.com

