



2 BUILDINGS UNDER CONSTRUCTION: FOR LEASE

Building C: 4315 N 125TH E AVE, Tulsa 74116 (South Building)

Building D: 4575 N 125TH E AVE, Tulsa 74116 (North Building)

- Available Contiguous Sq. Ft.: 34,600 Sq. Ft. to 449,280 Sq. Ft.
- Overall Lot Size: 46.31-Acres

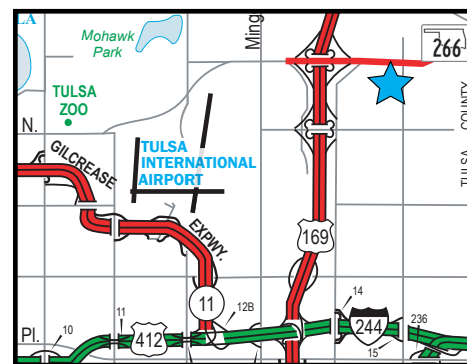
BUILDING C - 449,280 SQ. FT.

- 36' Clear Height
- 520' Building Depth
- Column Spacing: 54' x 50'
- 60' Staging Bays
- 7" Reinforced Concrete Floor Slab

BUILDING D - 207,792 SQ.FT.

- 32' Clear Height
- 222' Building Depth
- Column Spacing: 52' x 50'
- 60' Staging Bays
- 6" Reinforced Concrete Floor Slab

- ESFR Sprinkler
- Zoning: IH - Industrial Heavy
- Dock Equipment: To-Suit Tenant's Needs
- Roof: 60mil TPO; R-20.5 Insulation
- Warehouse Lighting:
 - Base level as part of Shell
 - Additional fixtures to suit Tenant's needs
- Roof-mounted powered exhaust fans
- Pad-mounted Transformer/Gear for 480 Volt Service
- Est. Completion 1Q 2027 with Beneficial Occ. Avail. 4Q 2026



Area Map

The information contained herein is believed to be accurate but is not guaranteed as to accuracy and may change or be updated without notice.



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SEEFRIED
INDUSTRIAL PROPERTIES

BUILDING C: 4315 N 125TH E AVE, TULSA 74116 (SOUTH BUILDING) - 449,280 Sq. Ft.



- Cross-Dock Configuration
- 36' Clear Height
- Trailer Parking Spaces: 128
- Car Parking Spaces: 214 (+66 future available)
- Dock Doors: (89) 9' x 10' (includes heavy-duty tracks and Z-guards)
- Drive-In Doors: (4) 12' x 14' (includes heavy-duty tracks and Z-guards)

BUILDING D: 4575 N 125TH E AVE, Tulsa 74116 (North Building) - 207,792 Sq.Ft.



- Rear-load Configuration
- 32' Clear Height
- Trailer Parking Spaces: 76
- Car Parking Spaces: 213
- Dock Doors: (57) 9' x 10' (includes heavy-duty tracks and Z-guards)
- Drive-In Doors: (2) 12' x 14' (includes heavy-duty tracks and Z-guards)
- Availability for Future Laydown Yard (area identified on Site Plan)

Site Plan

HWY 266 - E 46TH STREET NORTH



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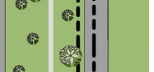
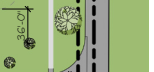
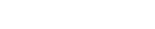
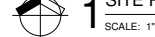
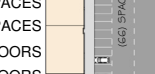
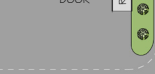
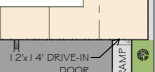
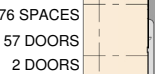
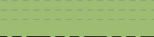
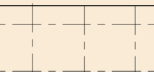
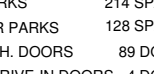
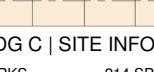
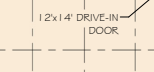
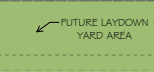
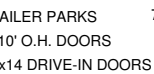
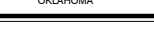
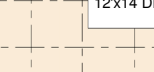
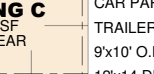
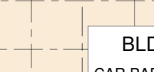
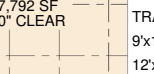
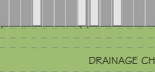
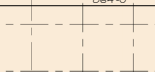
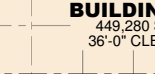
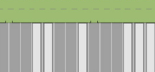
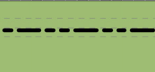
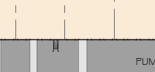
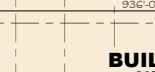
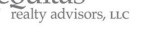
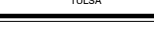
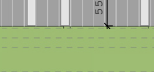
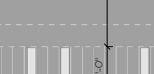
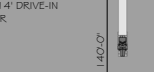
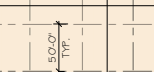
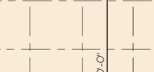
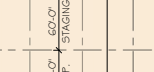
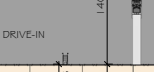
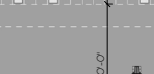
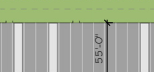
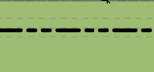
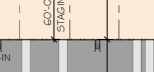
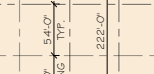
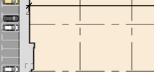
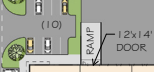
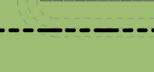
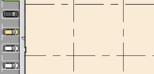
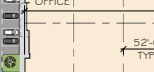
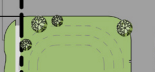
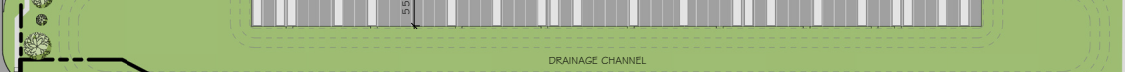
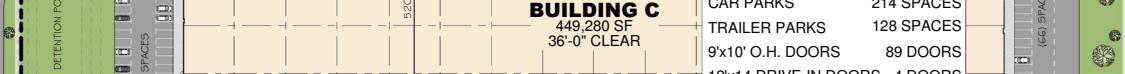
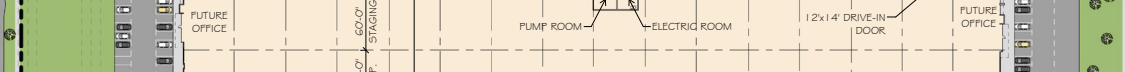
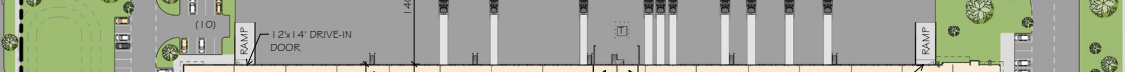
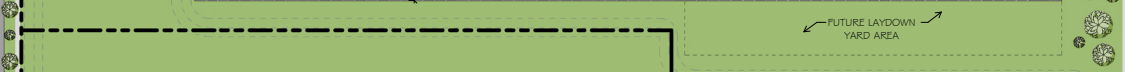
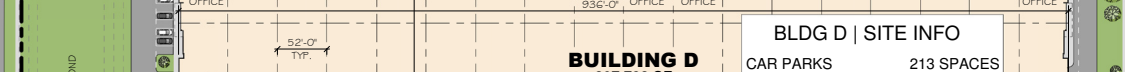
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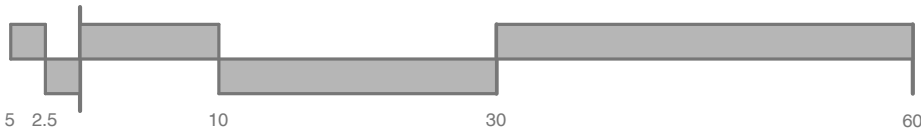
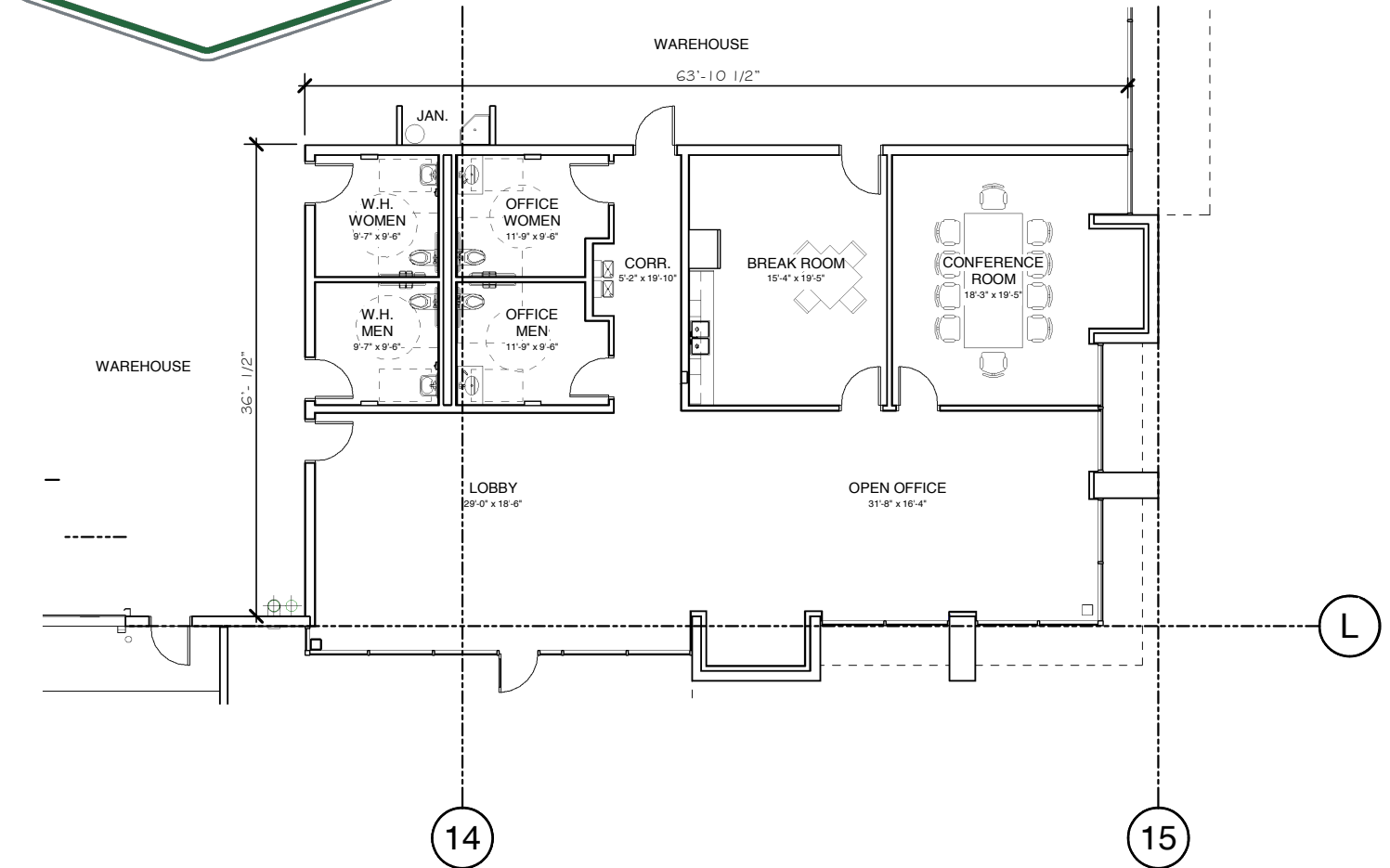
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Spec Office Plan



2,482 SF

1 SPEC OFFICE PLAN



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