



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

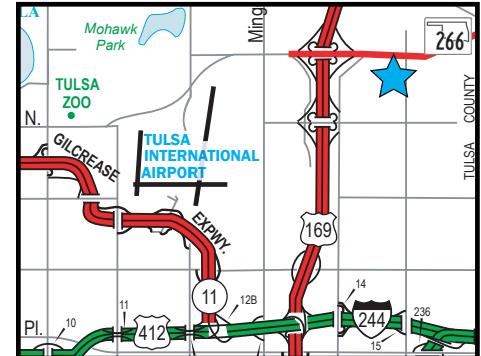
BUILDING C - 449,280 SQ. FT.

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

- 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

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



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



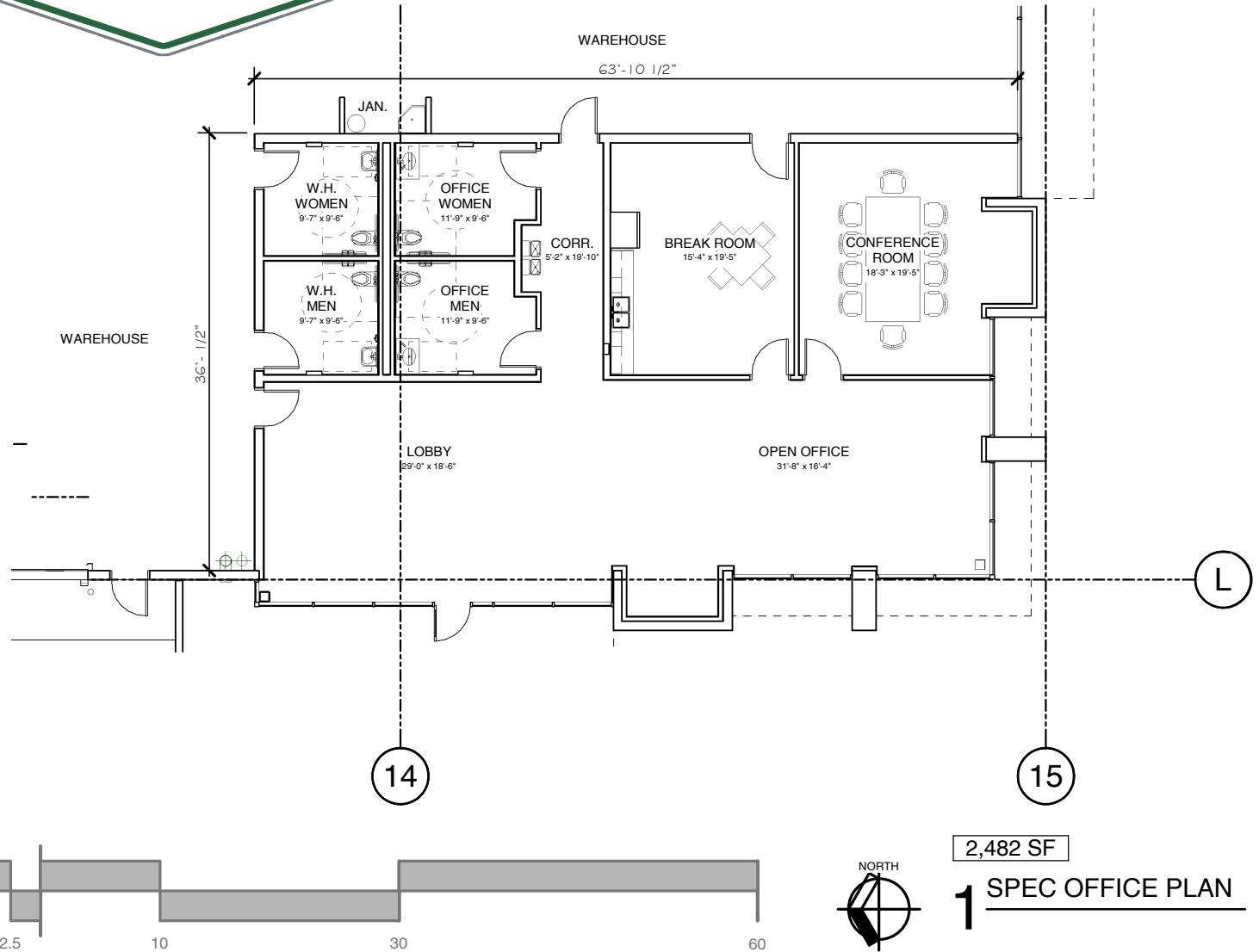
- Cross-Dock Configuration
- 36' Clear Height
- Trailer Parking Spaces: 128
- Car Parking Spaces: 214 (+66 future available)
- Dock Doors: (89) 9' x 10' (includes heavy-duty tracks and Z-guards)
- Drive-In Doors: (4) 12' x 14' (includes heavy-duty tracks and Z-guards)

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)

Spec Office Plan



BLUE ROAD INVESTMENTS



SEEFRIED
INDUSTRIAL PROPERTIES



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