

# Climate Controlled

Manufacturing & Assembly Space

6201 E 43rd Street  
Tulsa, OK 74135  
[www.cbre.com/tulsa](http://www.cbre.com/tulsa)



## PROPERTY FEATURES

- + 108,230± SF Total\*
  - 28,790± SF Office\*
- + 6.19± Acre Site\*
- + 3 Phase, 480 Volts, 3700 Amps
- + Ceiling Height Varies from 10' in Tech Areas to 13' in Plant
- + Doors/Dock
  - (1) 9' x 10' Ramp Door
  - (2) 9' x 10' Truck Docks with Levelers
  - (1) 12' x 12' Drive-In Door
  - Exterior Dock on West Side with 10' x 10' and 12' x 10' Doors
- + 226+ Parking Spaces
- + Construction Years
  - 1965: Main Plant
  - 1980: 2nd Level Office
  - 1998: 29,040± SF Plant Addition with Docks
- + Quick Access to I-44 and Broken Arrow Expressway/Highway 51

\*Source: Assessor

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## Why Tulsa

The Tulsa MSA comprises seven counties: Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa and Wagoner whose aggregate population is estimated to be 995,747 or 25.3% of the population of the state of Oklahoma. The gross product or value of all goods and services produced in the seven-county MSA is estimated to be \$58.7 billion, 33.4 percent of the Oklahoma economy.

Tulsa's major industries are aerospace, including aerospace manufacturing and aviation; health care; energy; machinery and transportation; distribution and logistics.

General qualities that attract new companies and others to Tulsa are a sound infrastructure, a cost of doing business that is 11 percent below the U.S. average and a cost of living that is 8 percent below the U.S. average.

\*Source: Tulsa Chamber 2019 Economic Profile



## Location

Centrally located in the U.S., Tulsa is convenient to businesses looking for access and opportunity in the Midwest corridor and as an interchange from the east and west coasts.





Photos



Climate Controlled Production Area



Typical Office Finish



Dropped Ceiling Tech Area (10' High)



West Side Office Entrance

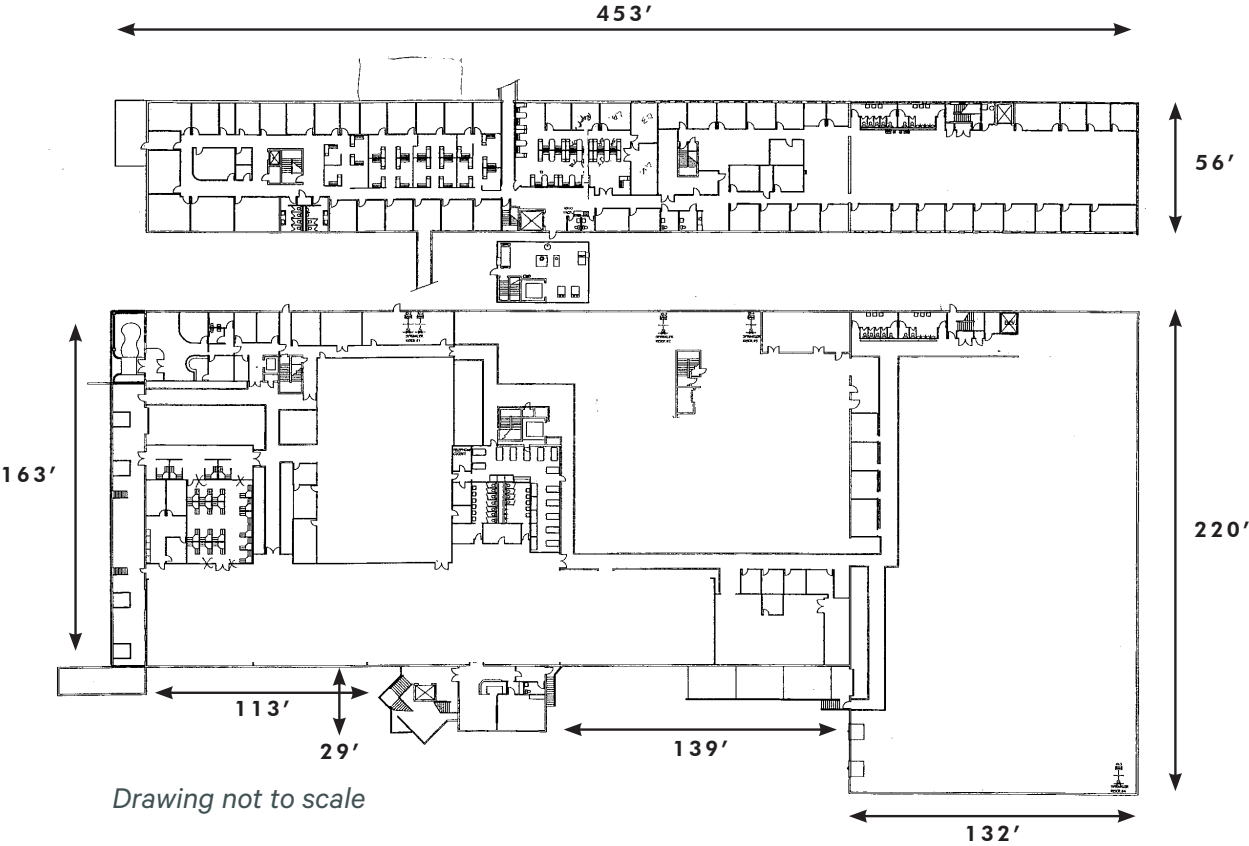


West Side Truck Court

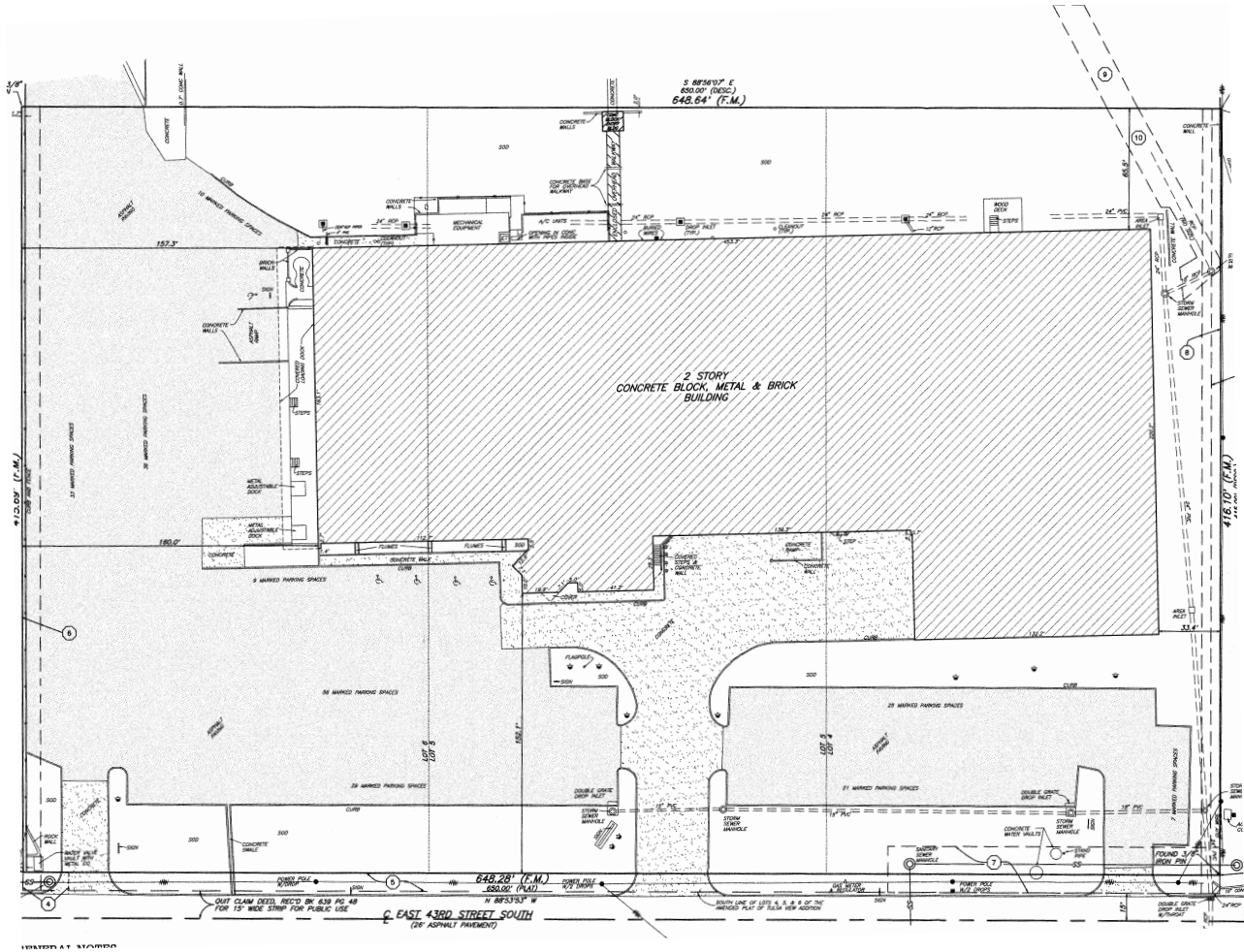


Main Dock Doors and Ramp

Floor Plan



## Site Plan



Drawing not to scale

## Contact Us

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