

PECAN VALLEY BUSINESS CENTER

1339 N GARNETT RD
TULSA, OK 74128

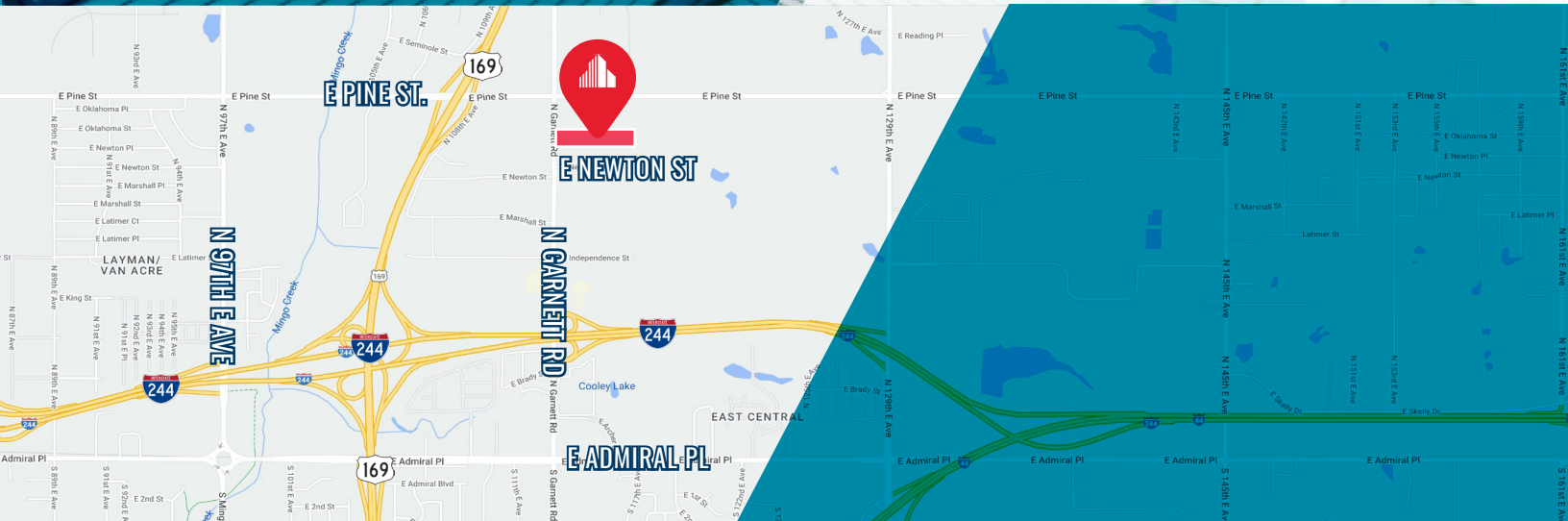
± 27,500 SF / ± 7.01 ACRES



CUSHMAN &
WAKEFIELD

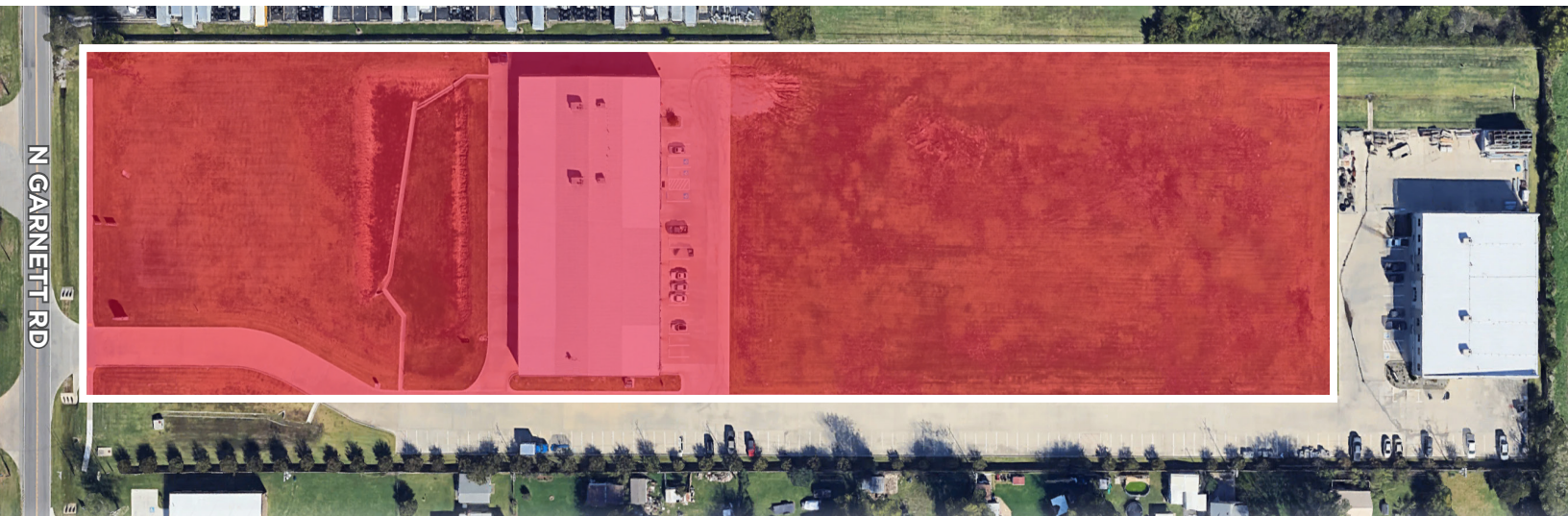
COMMERCIAL
OKLAHOMA

FOR SALE OR LEASE



PROPERTY HIGHLIGHTS

- **TOTAL SF** ± 27,500 SF
- **PROPERTY SIZE:** ± 7.01 Acres
 - FRONT 2 LOTS: ± .052 AC EACH
 - BACK LOT: ± 4.0 AC
- **SALES PRICE:** **\$3,977,577.74**



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PROPERTY HIGHLIGHTS - 1339

BUILDING SIZE:	± 27,500 SF
SPACE AVAILABLE:	± 7,000 SF
LEASE RATE:	\$7.50/SF (NNN)
LOT SIZE:	± 7.01 AC
CEILING HEIGHT:	20'
DRIVE INS:	(2) 12'x14' (Not Existing, Can Be Added)
FRONTAGE:	Garnett Rd

LONG TERM LEASE WITH SHERWIN WILLIAMS (12,600 SF)



AMENITIES - 1339

- MONUMENT SIGNAGE
- POTENTIAL FOR OUTSIDE STORAGE
- AIR CONDITIONING

BROKER CONTACT

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