

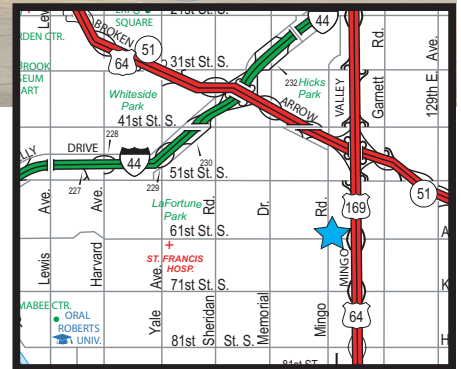
## **SOUTHEAST TULSA MULTI-TENANT RETAIL/SHOWROOM COMPLEX FOR SALE OR LEASE**



**6005 S MINGO, TULSA, OK**

### **SIZES**

- 12,000 SF Total Building
  - 6,000 SF Space Available (75'x80')
- 54,000 SF± (1.24 AC±; 245'x220') Land Area  
(Size subject to a survey calculation)



### **FEATURES**

- Six (6) unit design complex built for Kang's Tae Kwan Do; original martial arts space being offered
- 2008 Steel Frame Construction with EIFS Exterior/Sandstone Base Accents
- Corner Space location with prime tower point signage opportunity
- 17' clear height; new LED warehouse lighting; additional Mezzanine Storage Area
- Excellent 61st and Mingo Frontage
- Wraparound drive circulation to building; easement access to 61st
- Oversized Land with abundant 78 parking spaces ± (6.5 spaces/1000SF)
- Flexible zoning combination of CS (Commercial Shopping) and IL (Industrial Light)
- Flood Zone X – Area of minimal flood hazard
- Convenient proximity to US 169/BA Expwy
- Within 1 mile from Tulsa's prominent 71st retail corridor
- \* *Cell tower excluded from sale*

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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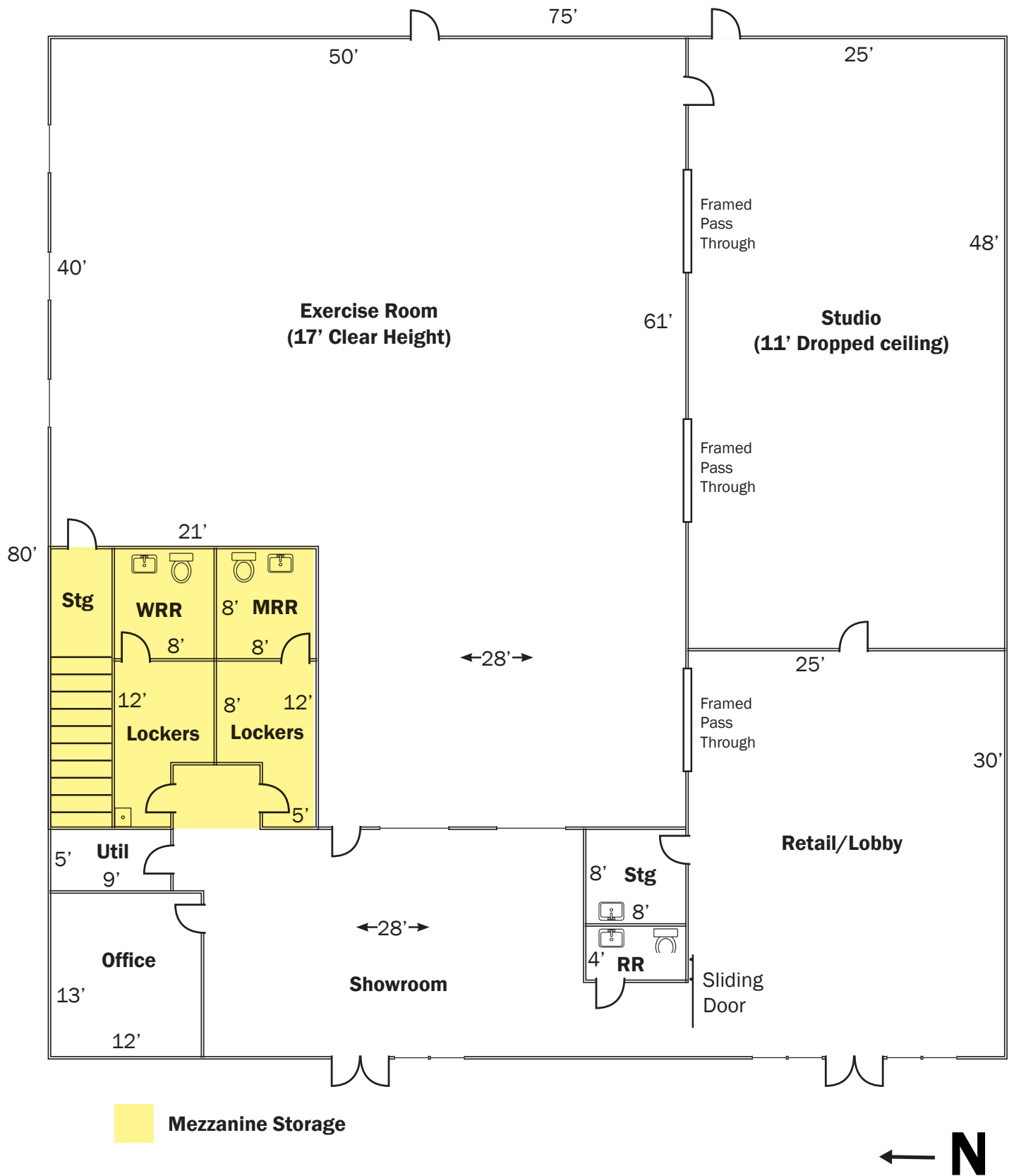


# Aerial Map





# Floorplan



PARKING

## Photos



BUILDING FRONT



BUILDING SIDE AND BACK ENTRANCE



LOBBY



RETAIL/SHOWROOM



EXERCISE ROOM



STUDIO



Image from Tulsa Zoning Map

