

# SKYLAND /OFFICE-WAREHOUSE SPACE FOR LEASE



**5130 - 5159 S. 94th E. Ave. - Tulsa, OK 74145**

## PROPERTY HIGHLIGHTS

- **SPACE AVAILABLE:** #5138 (2,500 sf)  
#5152 (3,100 sf)
- 10' X 12' OVERHEAD DOORS
- PROFESSIONALLY MANAGED
- FULLY INSULATED
- COMPETITIVE RENTAL RATES
- GREAT LOCATION

All units have air conditioned offices, two restrooms, including one handicap, and a water cooler. The warehouses have 14' eave heights and gas heat. The buildings are clear span, fully insulated and have skylights. Some spaces have extra plumbing and heavy electric service. The large parking areas are all concrete and lighted. Landscaping is maintained by the landlord.



**Bauer & Associates, Inc.**  
P) 918-665-1210



Traffic Count

INCOG 2022

17,432 Vehicles per day

E. 51st St. S.

16,823 Vehicles per day

S. Mingo Rd.



2024 Demographics

Source: ESRI

	1 Mile	3 Miles	5 Miles
Population	5,904	95,713	251,123
Households	2,544	40,016	104,494
Average HH Income	\$67,049	\$78,499	\$93,958

## BAUER & ASSOCIATES, REALTORS®

"A LEADER IN TULSA COMMERCIAL REAL ESTATE SINCE 1979"

Commercial - Industrial - Investment Property - Property Management

6846 S. Canton Ave., Suite 100, Tulsa, OK 74136

All statements herein are for information purposes only and are believed to be reliable; however, no warranty or representation is made as to the accuracy thereof and the same is submitted subject to errors, omissions, change of price, terms, conditions and prior sale or lease.

Office 918-665-1210

Fax 918-665-6462

www.bauertulsa.com

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## NEARBY BUSINESSES

QUIKTRIP

APOLLO'S MARTIAL ARTS

CONCENTRA URGENT CARE

AVB BANK

ALFRED'S MEDITERRANEAN GRILL

CHEERZ PUB

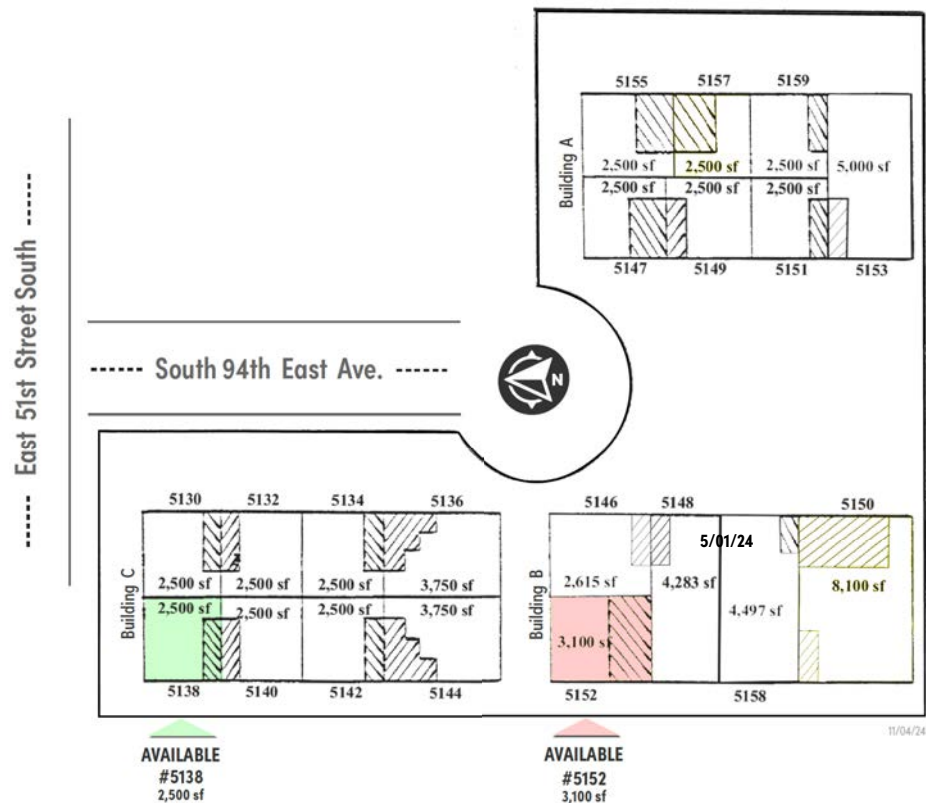
TAQUERIA LA CABANA

O'REILLY AUTO PARTS

NAPA AUTO PARTS

METRO APPLIANCE & MORE

MAACO AUTO BODY



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