

BROCHURE

CRANE BUILDING - 6611 STATE HIGHWAY 66

INDUSTRIAL PROPERTY FOR LEASE

TULSA, OK 74131

PROPERTY SUMMARY



BUILDING HIGHLIGHTS

- Total GLA: 54,882
- Warehouse Space: 50,000 SF (200'x250')
- Office Space: 4,882 SF (Private Offices, Conference Room, Kitchen)
- Drive-in Doors: 4 (16x16), 2 (10x10)
- Dock High Doors: 2 (10x10)
- Bridge Cranes: (2) 20-Ton, (2) 5-Ton
- Hook Ht: 20 ft
- Clear height: 23 ft
- Column spacing: 25 ft
- Air Piping: Air, Refrigerated Oxygen & Nitrogen
- Power: 480 Volt, 2200 AMPS
- LED Lighting (Warehouse)
- Wall to wall electrical distribution in warehouse
- Kitchenette in Warehouse
- Fenced Yard
- 54,500 SF of Warehouse available next door at 6650 S 61st W Ave if Tenant needs to assemble 110,000 SF

OFFERING SUMMARY

Lease Rate:	\$11.00 SF/yr + NNN
Available:	March 1st, 2026
Available SF:	54,882 SF
Lot Size:	6.82 Acres
Paved Yard Space (Asphalt):	38,000 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	514	7,947	26,206
Total Population	1,391	20,155	64,163
Average HH Income	\$77,411	\$82,787	\$84,098

CHANDLER MOREAU

Owner / Managing Broker

O: 918.370.2877

chandler@moreaupropertyadvisors.com

ADDITIONAL PHOTOS



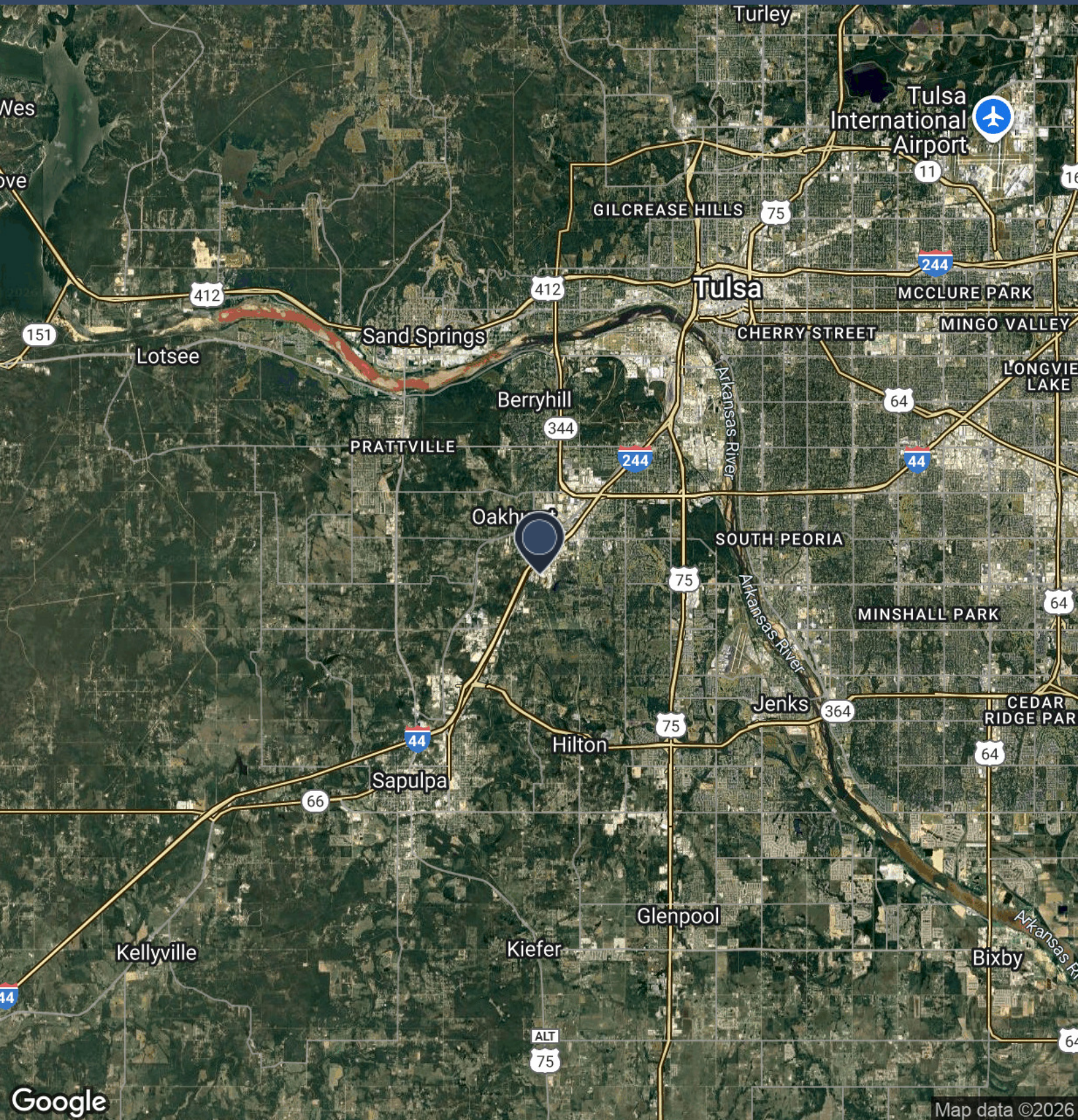
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LOCATION MAP



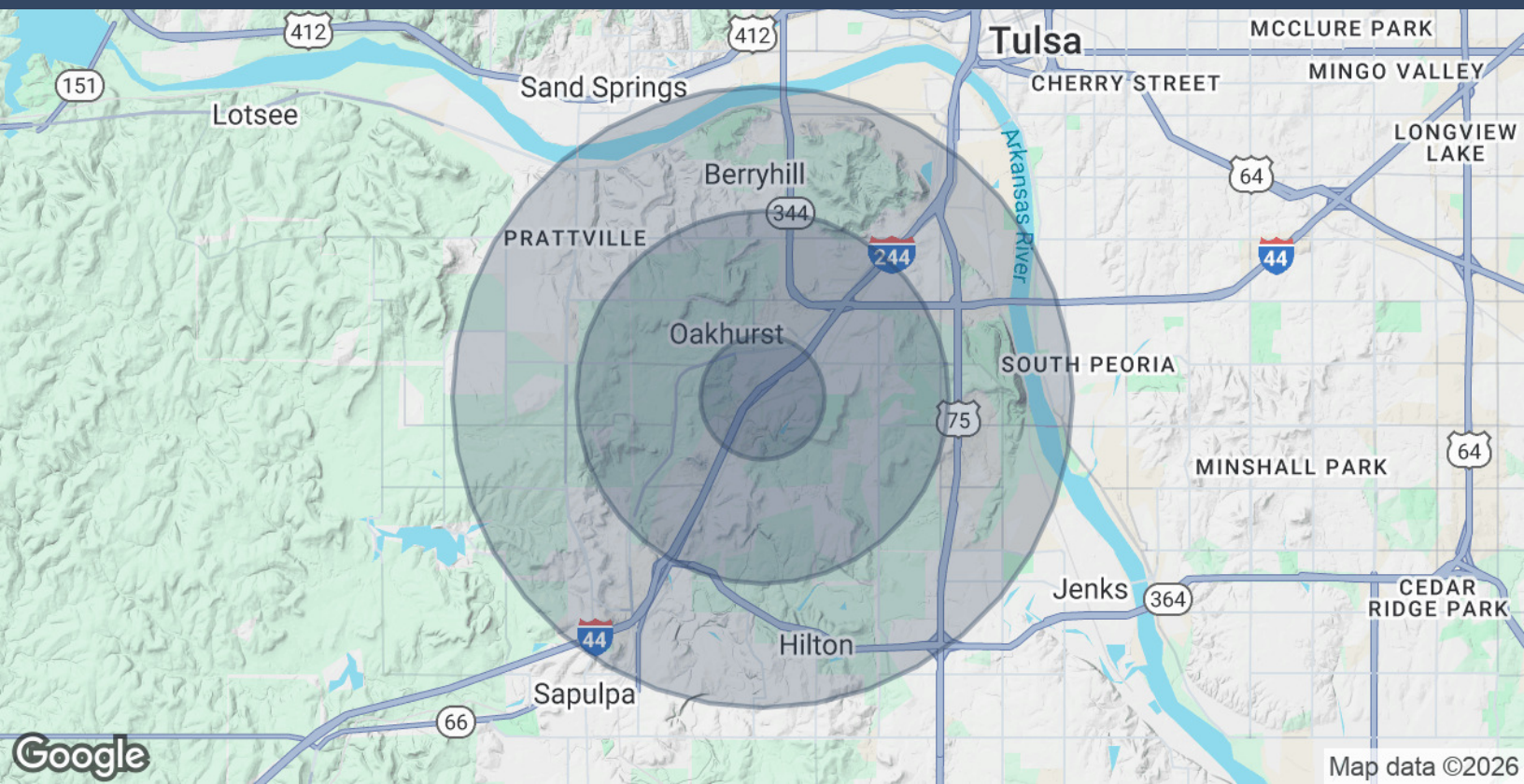
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,391	20,155	64,163
Average Age	41	40	40
Average Age (Male)	40	39	39
Average Age (Female)	43	42	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	514	7,947	26,206
# of Persons per HH	2.7	2.5	2.4
Average HH Income	\$77,411	\$82,787	\$84,098
Average House Value	\$243,571	\$266,169	\$248,048

Demographics data derived from AlphaMap

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