

12210

east 1st street

Tulsa, OK 74128

CBRE



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01

EXECUTIVE SUMMARY

EXECUTIVE SUMMARY



SHOP BUILDING

CBRE is pleased to present the former ASCO Equipment building for Lease. Featuring one main building with three separate sections and a small wash building on a 4.9± acre site, the property is well suited for a tenant that requires a functional facility with ample laydown and storage yard.

As currently configured, the main building has a warehouse area with a drive-in door, a large office area with a showroom, sales counter, several private offices and a shop area featuring ample drive-through capacity with large, grade-level doors. The yard is fully fenced with three access points and level topography making it feasible for a wide variety of uses.

Located on the northeast side of Tulsa, the site is about one mile from both I-44 and I-244, granting easy highway access. Surrounded by other light industrial uses, the property is well suited to multiple industries and companies.

PROPERTY OVERVIEW

Total SF:	36,801±
Site Size:	4.9± Acres
Zoning:	Light Industrial
Lease Type:	NNN
Lease Rate:	\$7.50/PSF
Lease Rate per Month:	\$23,000



02

PROPERTY
DESCRIPTION



INDUSTRIAL USE



FIRE
SUPPRESSION



FULLY FENCED



DRIVE IN LOADING



AMPLE PARKING



3 PHASE POWER

MAIN OFFICE

- 11,420± SF
- Nine Private Offices
- Two Breakrooms
- Sales Counter
- Restrooms
- Bull Pen Area
- Large Showroom
- Yard Area w/Flagpole at Entrance

WAREHOUSE

- 10,980± SF
- 14' x 12' Overhead Door
- Red Iron Construction
- 14' to 15' Clear Height
- Gas Heat

SHOP

- 14,400± SF
- Drive Through
- (11) 14' x 16' Drive-In Doors
- 17' to 19' Clear Height
- 3-Ton Crane in Center Bay
- Compressed Air Lines

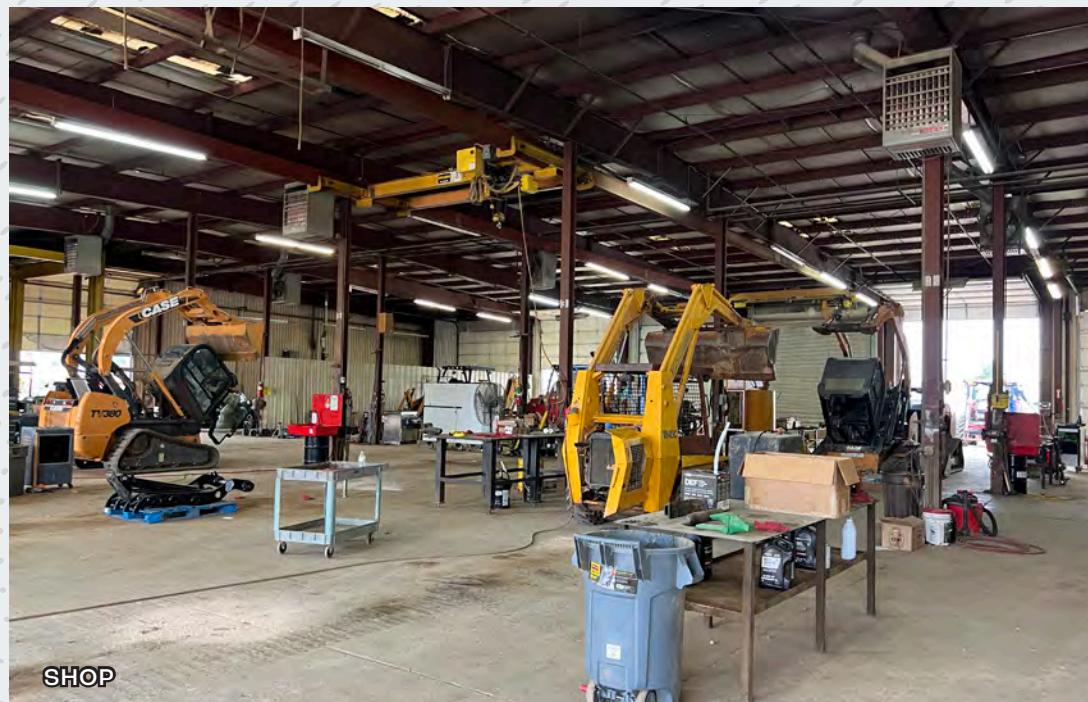
SITE

- Fully Fenced
- Exterior Dock Ramp
- Three Curb Entrances
- Concrete, Asphalt and Gravel Yard
- 4.9± Total Site Acres
- Ability to Circulate Building





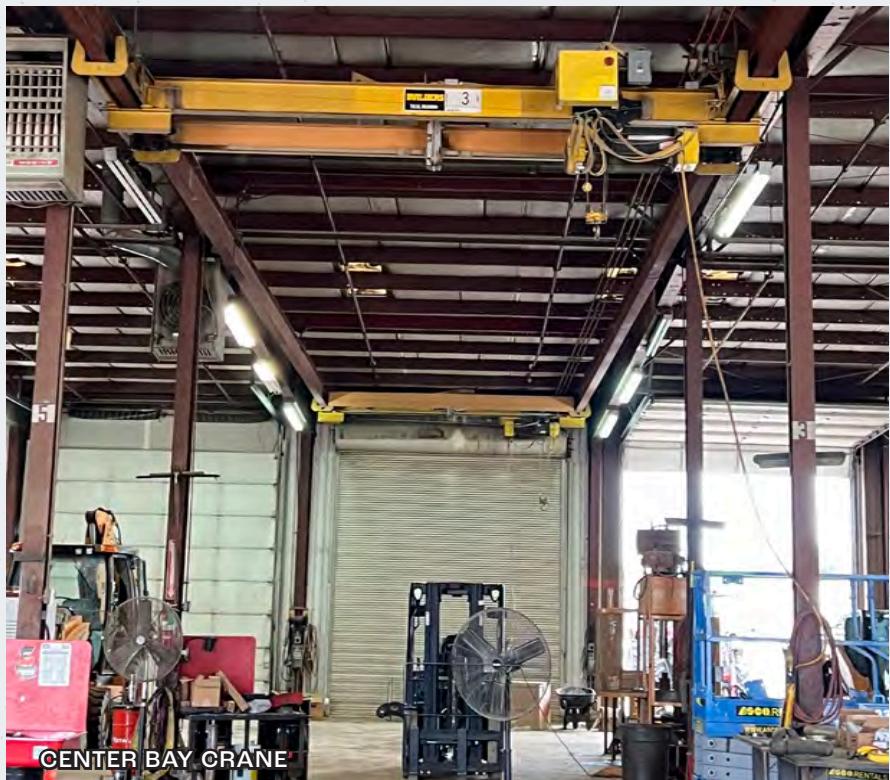
WAREHOUSE AREA



SHOP

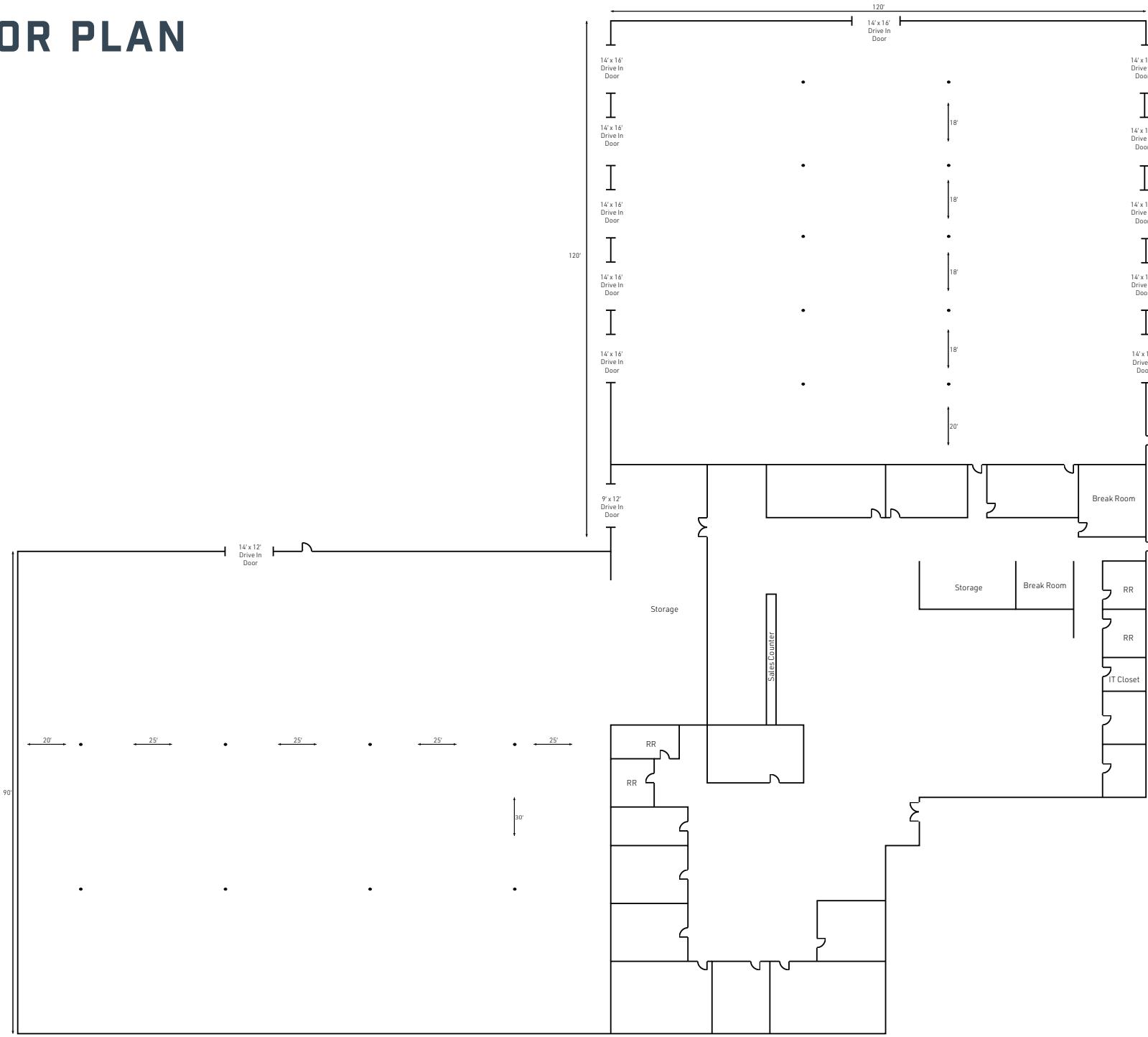


SHOWROOM



CENTER BAY CRANE

FLOOR PLAN



*Not to scale





03

AREA
OVERVIEW

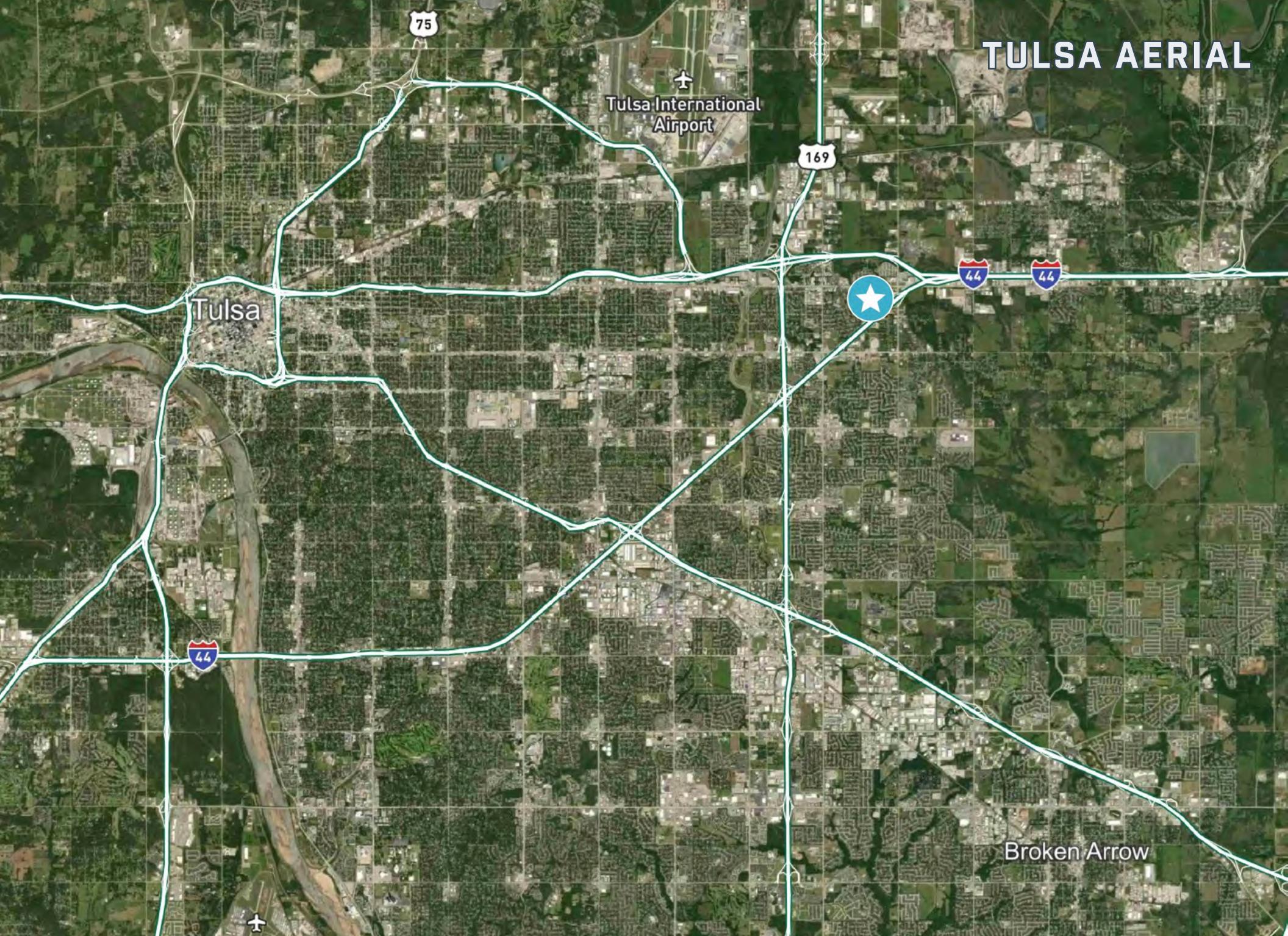
AREA OVERVIEW



AREA OVERVIEW 2



TULSA AERIAL



12210

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