

# 12210

east 1st street

Tulsa, OK 74128

**CBRE**



**36,801± SF  
FOR LEASE**



# CONTENTS

- 01 Executive Summary
- 02 Property Description
- 03 Area Overview



12210  
east 1st street





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

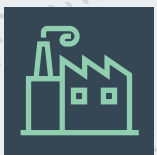




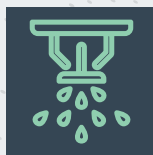
02

PROPERTY  
DESCRIPTION

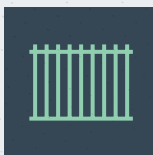




INDUSTRIAL USE



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







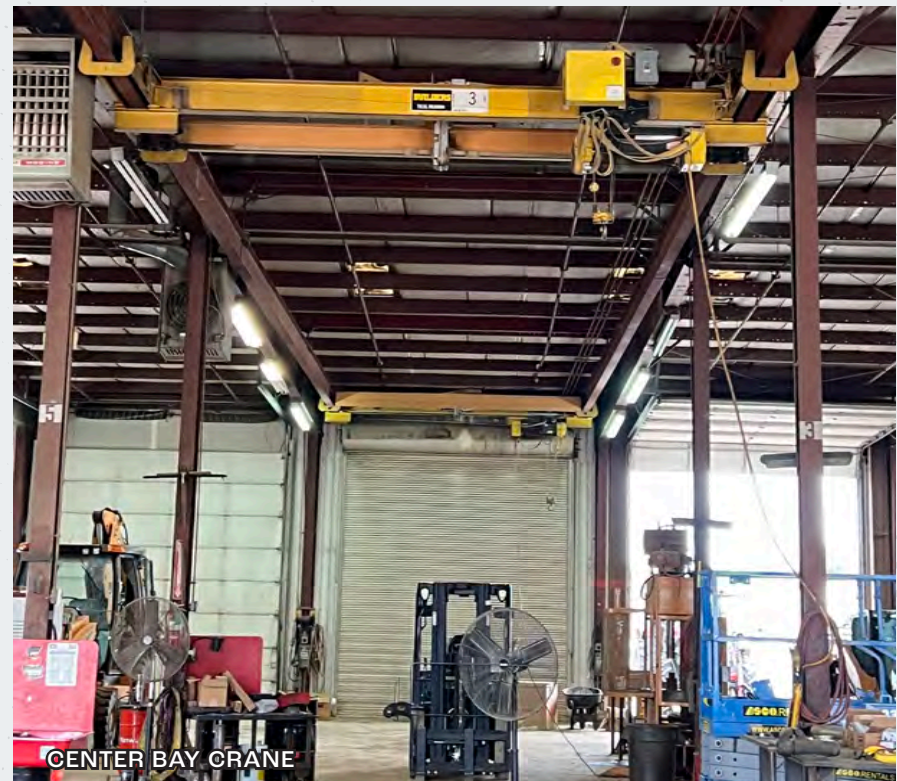
WAREHOUSE AREA



SHOP



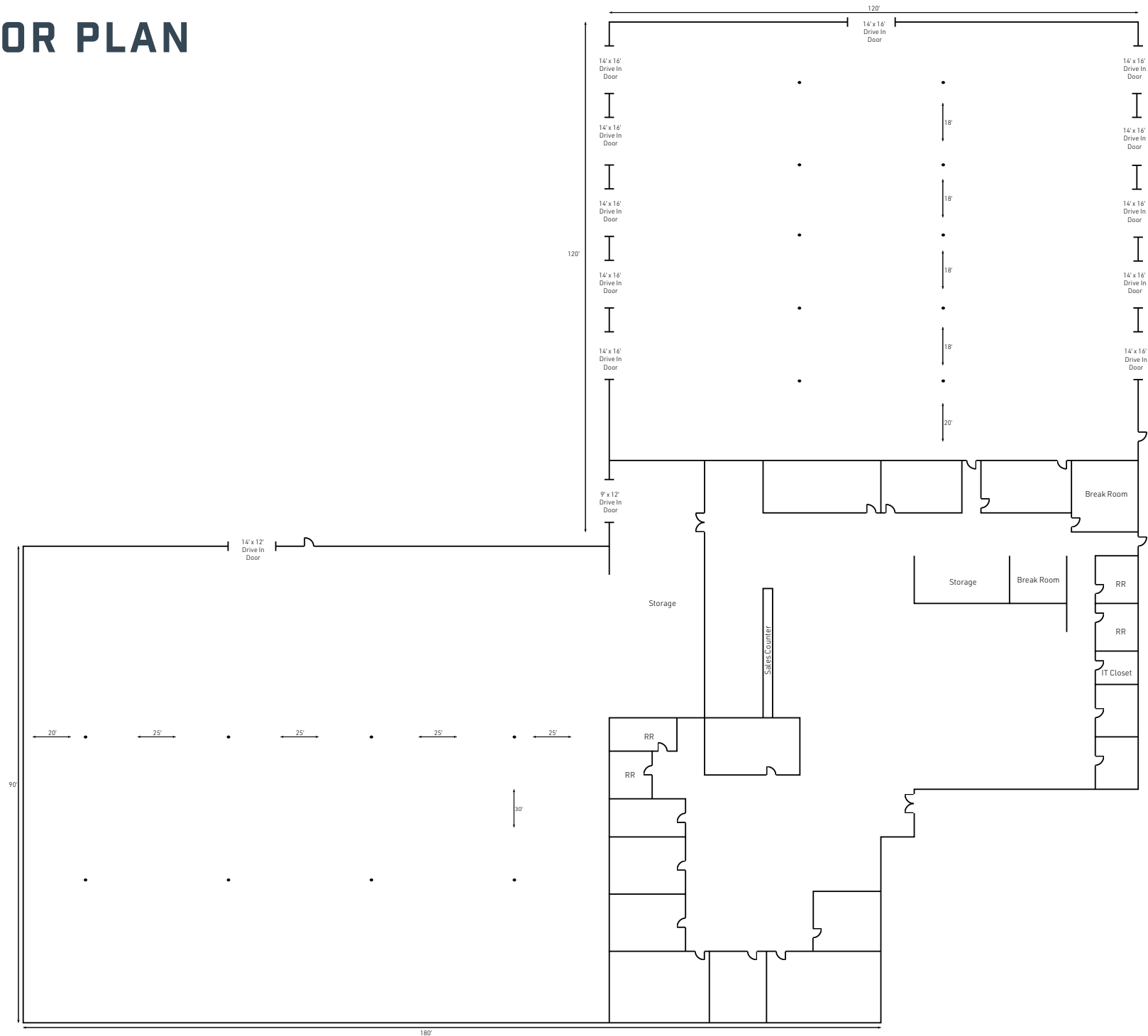
SHOWROOM



CENTER BAY CRANE



# FLOOR PLAN



\*Not to scale





03

AREA  
OVERVIEW



# AREA OVERVIEW



SOUTH  
TULSA

I-44 & 169  
INTERCHANGE

169

FABRICATION  
SOLUTIONS

S 128th E Place

E 1st Street





# AREA OVERVIEW 2



TULSA INT'L  
AIRPORT

OWASSO

GREENHILL  
INDUSTRIAL PARK

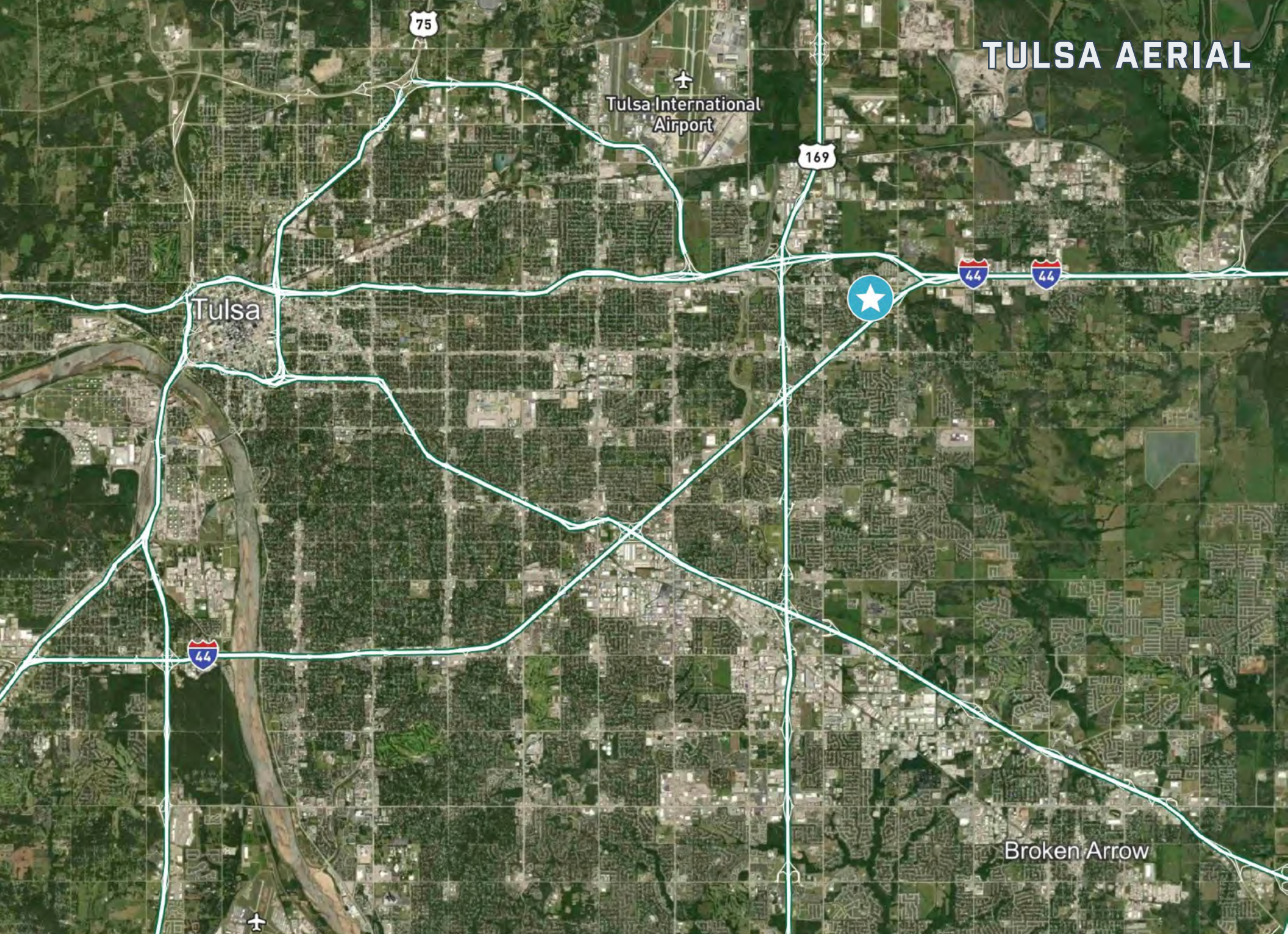
E 1st Street

S 123rd E Place





# TULSA AERIAL





**12210**  
east 1st street



**Dwayne Flynn, SIOR, CCIM**  
Senior Vice President  
+1 918 392 7249  
dwayne.flynn@cbre.com

**Ryan Shaffer, SIOR, CCIM**  
First Vice President  
+1 918 392 7203  
ryan.shaffer@cbre.com

**CBRE**

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.