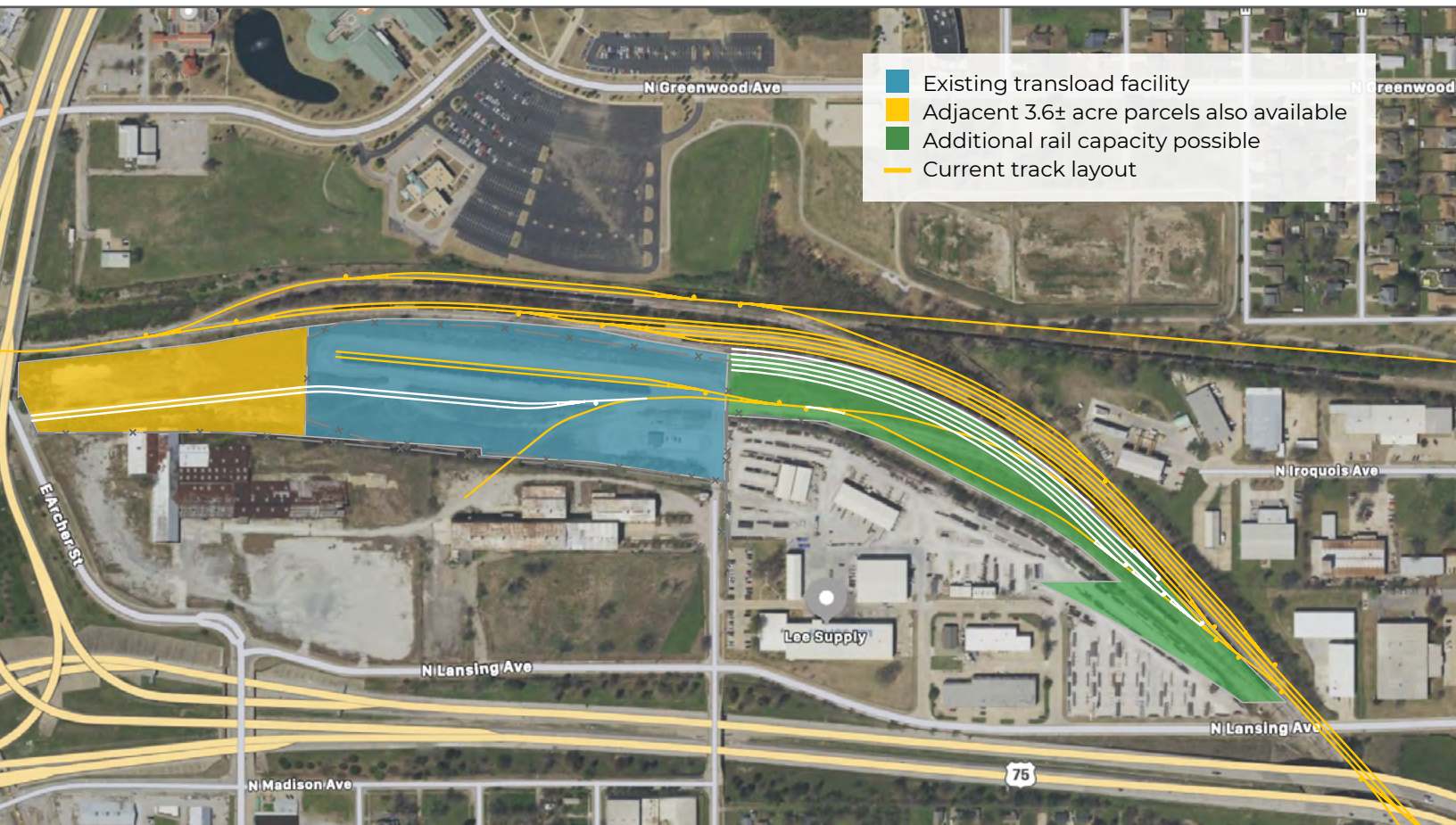


Available Rail-Truck Transload Facility to Lease

600 East Independence | Tulsa, OK 74106



Located in Federal Opportunity Zone



4.4±
developed acres

660
SF office building



SITE PROFILE

- 4.4± acre rail served site expansion potential available
- Two existing spur tracks (1,864 LF) with 26 railcar capacity
- Excellent condition – year built 2015
- Ancillary improvements include a 660 SF office
- Site was built as an LPG transload facility
- Adjacent *3.6*± acre parcels available



LOCATION

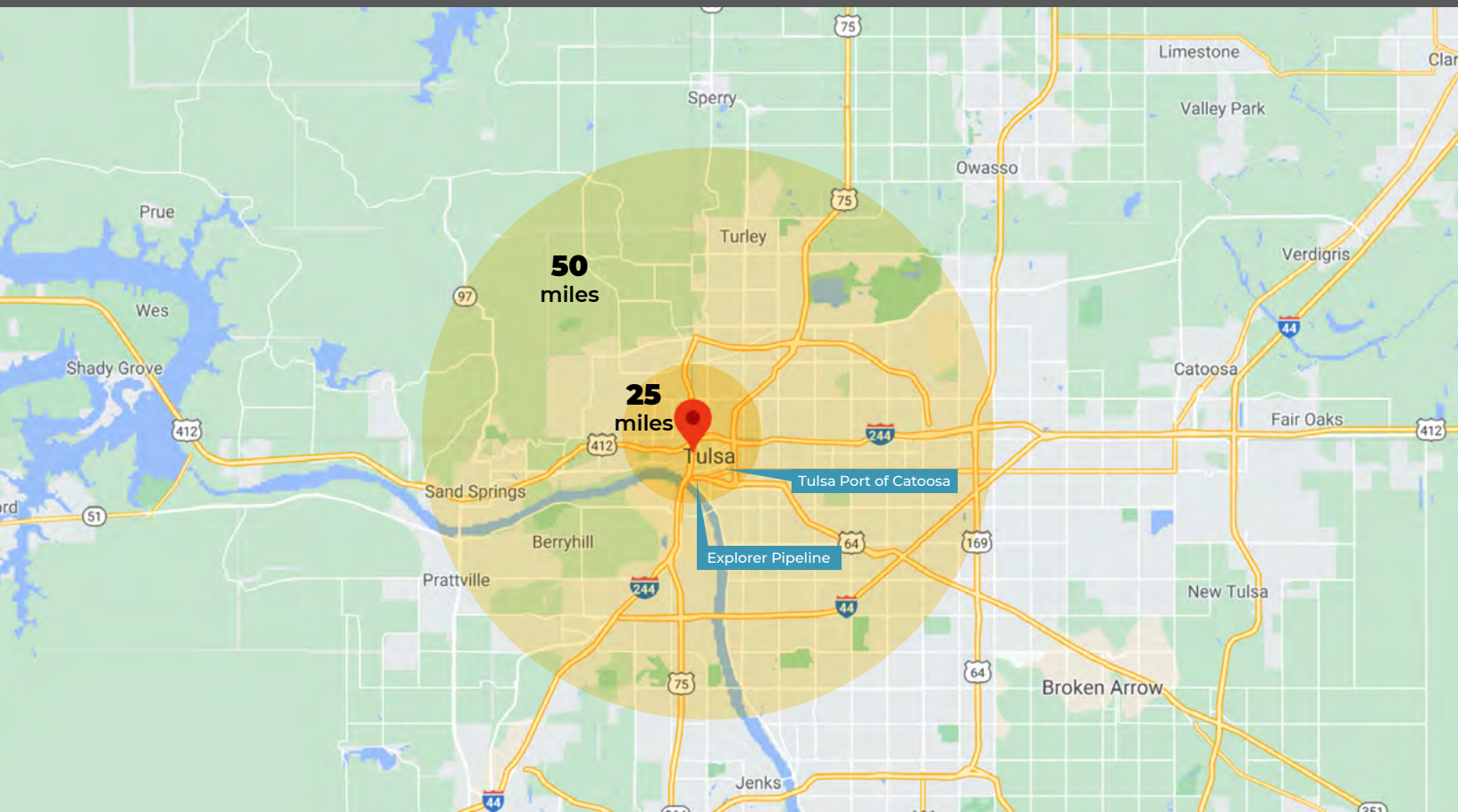
- Less than 25 miles from Tulsa Port of Catoosa
- Easy access to the Explorer Pipeline
- Within 250 miles of Dallas, TX and Kansas City, MO
- Serving railroad: South Kansas & Oklahoma (6 days per week)
- Railroad connections: BNSF, UP, and the KCS
- Highway connections: Interstate 244, US Hwy 75, & US Hwy 412

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The user is required to conduct their own due diligence and verification.