

WEST TULSA I-44 INDUSTRIAL BUILDING FOR LEASE



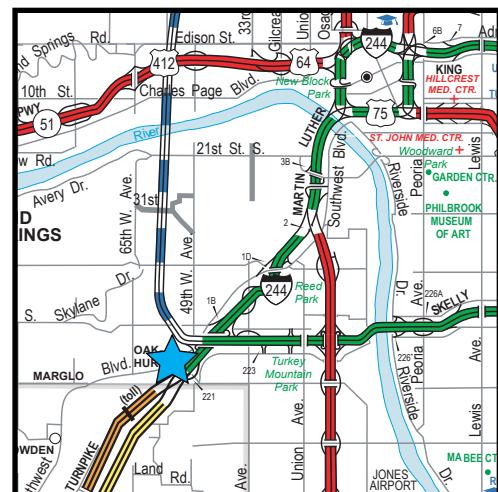
5526 S 48TH W AVENUE, TULSA, OK 74107

SIZES

- 10,000 SF Showroom/Warehouse Building
(See Floor Plan)

FEATURES

- I-44 West Tulsa Expressway location/access
- 1997 Metal and Beam Construction
- Fully conditioned (unit operability not confirmed)
- Flexible Commercial General Zoning (CG)
- (1) 10'X14' Grade level OH door
- 10'-11' Acoustical grid ceilings (can be removed)
- Truck Dockwell/common courtyard loading
- 3 phase 240V 800 Amp electrical with heavy amperage
- Compressed Air lines/water lines
- Convenient proximity/access to I-44, Turner Turnpike and I-244
- Former cultivation tenant; concessions available for qualified tenant remodel needs



The information contained herein is believed to be accurate but is not guaranteed as to accuracy and may change or be updated without notice.

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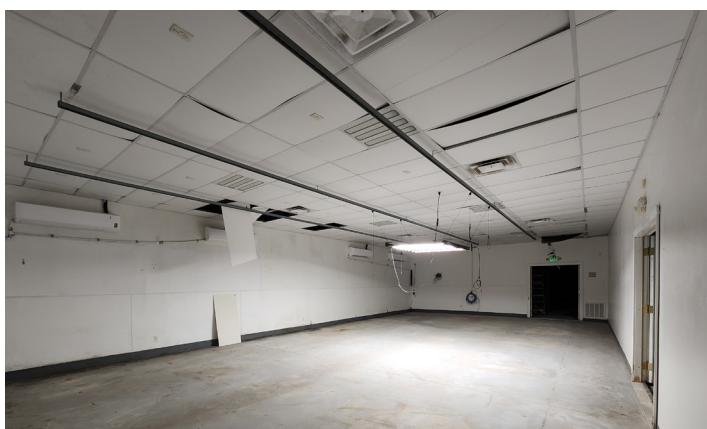
Aerial



Shared Dock Well/Courtyard Loading

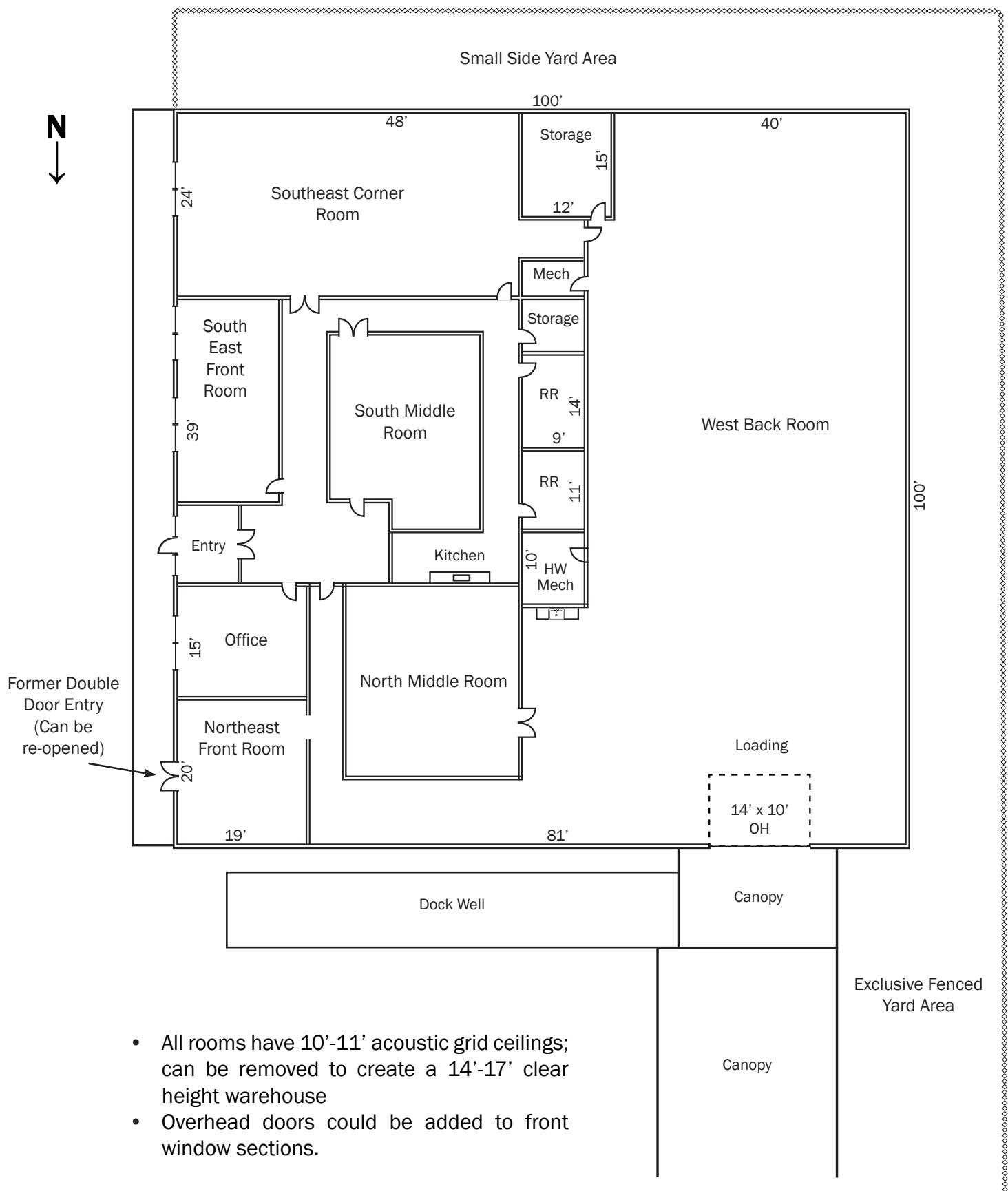


West Back Room



South East Corner Room

Floor Plan



- All rooms have 10'-11' acoustic grid ceilings; can be removed to create a 14'-17' clear height warehouse
- Overhead doors could be added to front window sections.

* Floor plan subject to change