

10,250 SQFT INDUSTRIAL LEASE

2003 N 170th E Ave, Tulsa, OK 74116 (170th and Pine)

Rate: \$8.50/sqft NNN



OVERVIEW: 10,250 SQ FT

Located in the Carlson Land Industrial Park at 170th and Pine, this 10,250 sqft building sits on 1 acre. Built in 2015, the property features ~1250 sqft of office space and ~9000 sqft of insulated warehouse space, complete with a dedicated compressor room. Building features gas heat, 800 amps of 480V 3-phase power, high-bay LED lighting, and power, air, and water drops throughout. The warehouse has 18' eaves, 20' peak, one 16'x14' and two 14'x12' bay doors. Three offices with breakroom, reception area and 2 bathrooms.

The site is fully fenced and gated. It includes a 10 space asphalt parking lot and the ~1 acre yard is compacted gravel. There is additional acreage available for future expansion.

The lease rate is \$8/sqft NNN, 1.50 estimated nets. Seeking 3-10 year lease. Call to tour- 918-517-6220.

HIGHLIGHTS

- 10,250 sqft / 1 Acre within a gated industrial park.
- 3 offices with reception and break room.
- Newer construction, Fully Insulated Shop.
- 18' eaves, 20' clear, (2) 14' (1) 16' Bay Doors.

Lease Rate

\$8.50/sqft NNN, ~\$1.50 CAM

Available Space

10,250 SQFT | 1 Acres

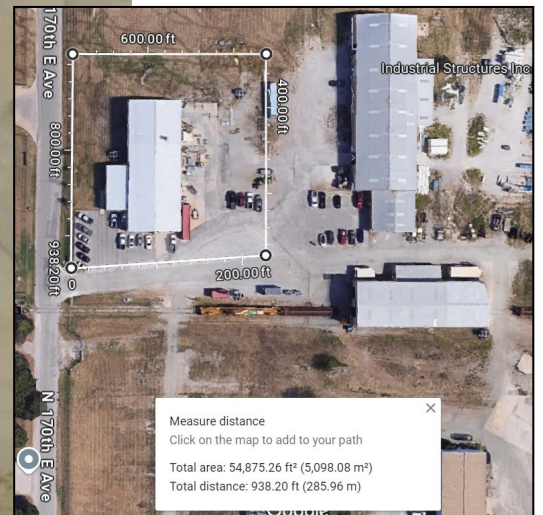
Location

170th and Pine

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INDUSTRIAL DETAILS

2003 N 170th E Ave, Tulsa, OK 74116 (170th and Pine)

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ADDRESS: **2003 N 170th E Ave**

SITE SIZE: **1 acre**

BUILDING SIZE: **10,250 sq ft**

OFFICE: **1250 sq ft**

WAREHOUSE: **9000 sq ft**

COVERED STORAGE:

CONDITION: **Good**

ROOF AGE: **2015**

BUILDING YEAR: **2015**

PARKING LOT: **10 spaces, asphalt.** YARD: **1 acres Compacted, fenced, gated.** SLAB: **6"**

POWER: **480V, 3Phase, 800 amps**

LIGHTING: **High-bay LED**

WATER: **City**

SEWER: **Septic**

GAS: **ONG, 2"**

SPRINKLER: **N/A**

DOCK/BAYS: **(3) 14' x 12' drive in; (1) 16' x 14'**

INSULATION: **YES**

WALLS: **Metal Panels to 84" throughout**

CLEAR HEIGHT: **18' Eaves, 20' Peak.**

COLUMN SPACING: **Free Span**

CRANES:

COMPRESSED AIR: **None, but dedicated exterior hut.**

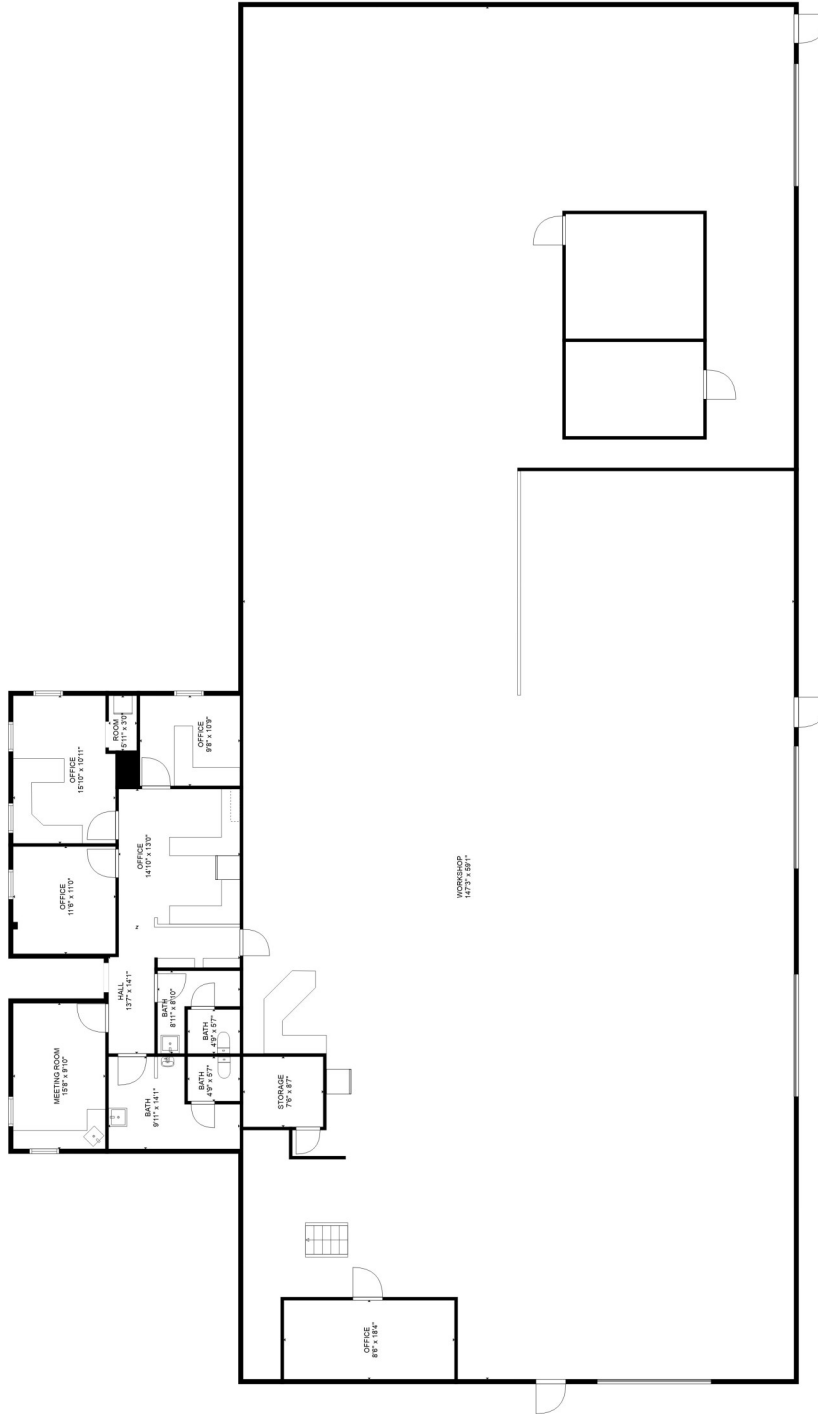
OFFICES: **(3) Offices, Reception, Break Room, (2) restrooms.**

SPECIALTY: **Former machine shop—compressed air, electric, and water-hookups throughout.**

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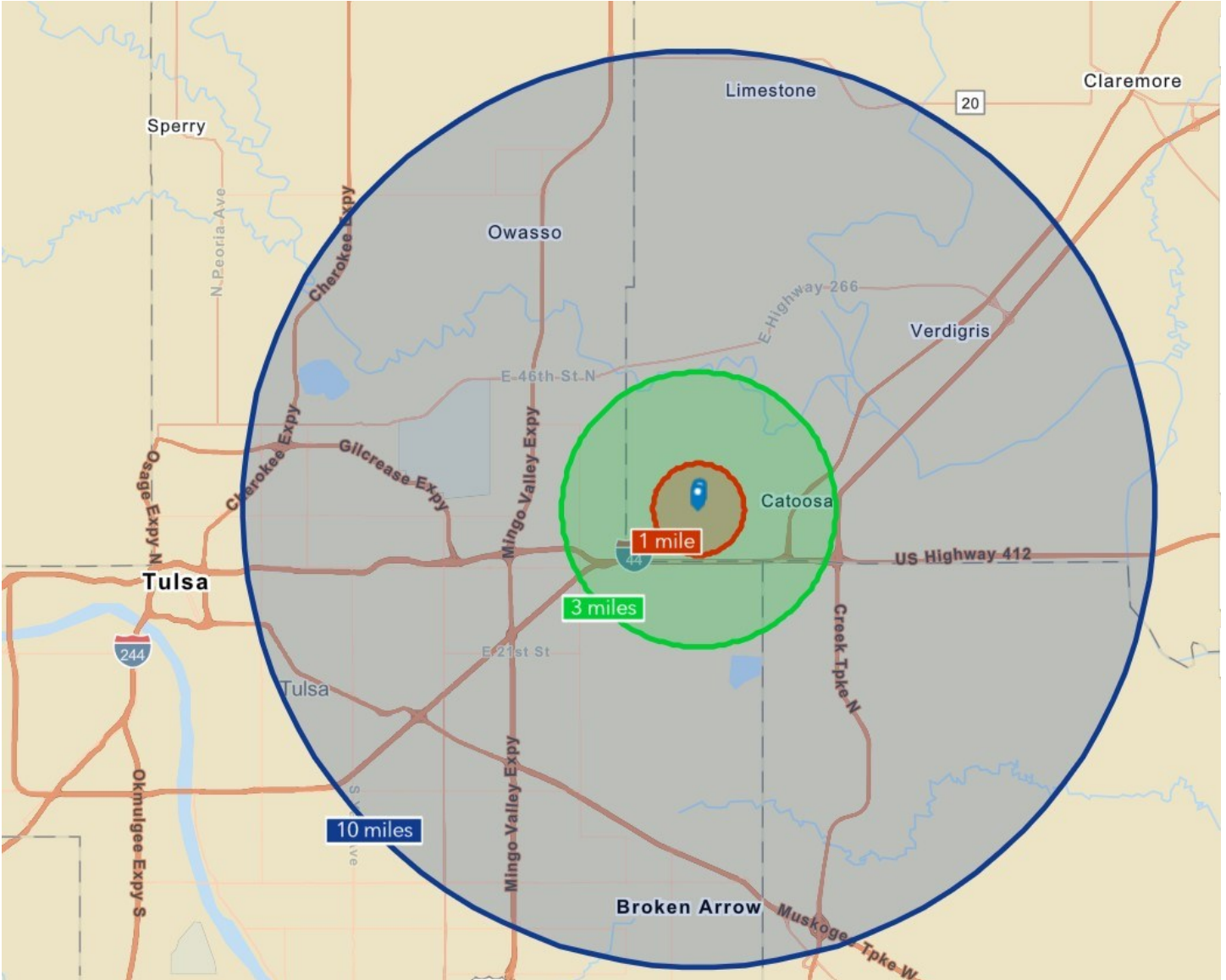


TOTAL: 1314 sq. ft.
FLOOR 1: 1314 sq. ft.
EXCLUDED AREAS: STORAGE: 73 sq. ft., WORKSHOP: 8462 sq. ft.
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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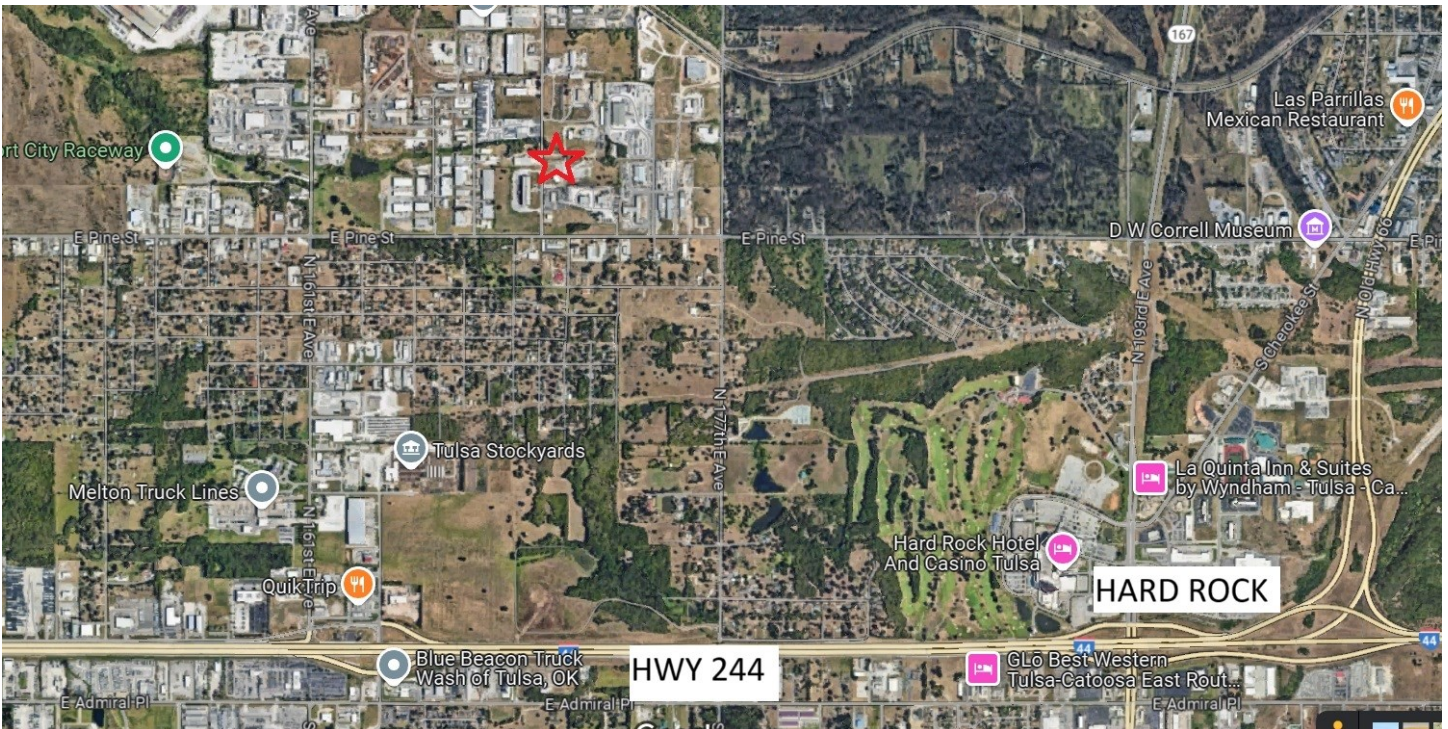
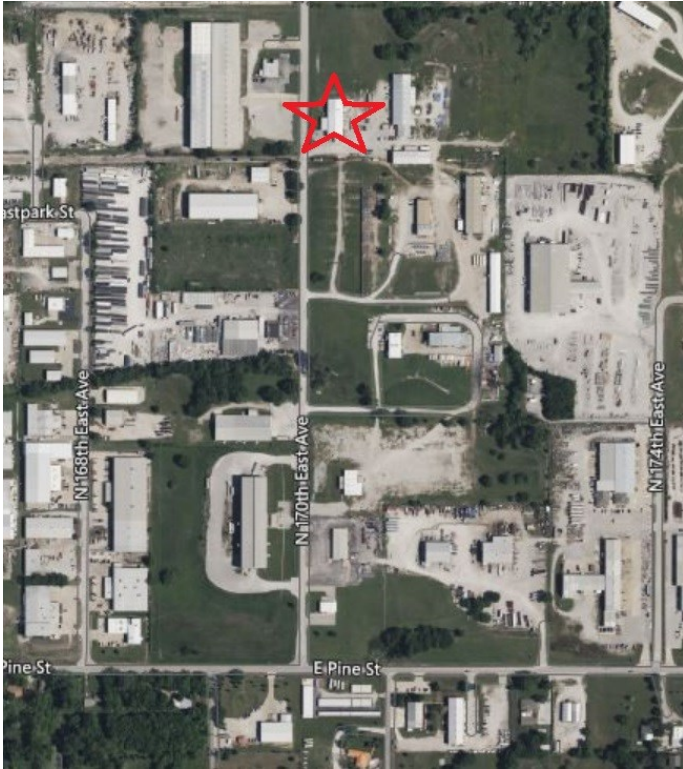
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