

SKYLAND /OFFICE-WAREHOUSE SPACE FOR LEASE

BAUER
& ASSOCIATES
REALTORS®



PROPERTY HIGHLIGHTS

- **SPACE AVAILABLE: #5130 (2,500 SF)**
- **10' X 12' OVERHEAD DOORS**
- **PROFESSIONALLY MANAGED**
- **FULLY INSULATED**
- **COMPETITIVE RENTAL RATES**
- **GREAT LOCATION**

All units have air conditioned offices, two restrooms, including one handicap, and a water cooler. The warehouses have 14' eave heights and gas heat. The buildings are clear span, fully insulated and have skylights. Some spaces have extra plumbing and heavy electric service. The large parking areas are all concrete and lighted. Landscaping is maintained by the landlord.



Bauer & Associates, Inc.
P) 918-665-1210



POPULATION

HOUSEHOLDS

AVERAGE HH INCOME

1 MILE

3 MILES

5 MILES

6,254

96,696

253,781

2,676

40,433

105,722

\$66,063

\$80,601

\$96,351

DEMOGRAPHICS - SOURCE ESRI 2025



16,033 Vehicles per day - E. 51st St.

15,925 Vehicles per day - S. Mingo Rd.

TRAFFIC COUNT - SOURCE INCOG 2024

BAUER & ASSOCIATES, REALTORS®

"A LEADER IN TULSA COMMERCIAL REAL ESTATE SINCE 1979"

Commercial - Industrial - Investment Property - Property Management

6846 S. Canton Ave., Suite 100, Tulsa, OK 74136

All statements herein are for information purposes only and are believed to be reliable; however, no warranty or representation is made as to the accuracy thereof and the same is submitted subject to errors, omissions, change of price, terms, conditions and prior sale or lease.

Office 918-665-1210

Fax 918-665-6462

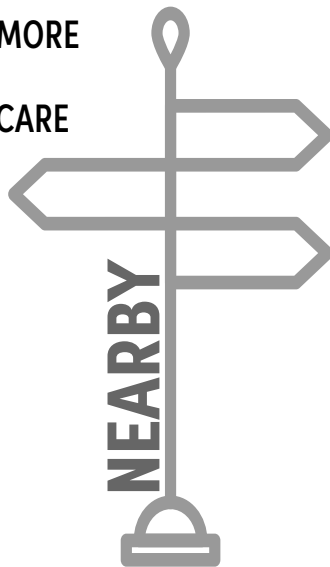
www.bauertulsa.com

SKYLAND / OFFICE-WAREHOUSE

5130 - 5159 S. 94th E. Ave. - Tulsa, OK 74145



- QUIKTRIP
- APOLLO'S MARTIAL ARTS
- ALFRED'S MEDITERRANEAN GRILL
- METRO APPLIANCE & MORE
- CONCENTRA URGENT CARE
- NAPA AUTO PARTS
- TAQUERIA LA CABANA
- MAACO AUTO BODY
- AVB BANK
- CHEERZ PUB



BAUER & ASSOCIATES, REALTORS®

"A LEADER IN TULSA COMMERCIAL REAL ESTATE SINCE 1979"

Commercial - Industrial - Investment Property - Property Management

6846 S. Canton Ave., Suite 100, Tulsa, OK 74136

All statements herein are for information purposes only and are believed to be reliable; however, no warranty or representation is made as to the accuracy thereof and the same is submitted subject to errors, omissions, change of price, terms, conditions and prior sale or lease.

Office 918-665-1210

Fax 918-665-6462

www.bauertulsa.com

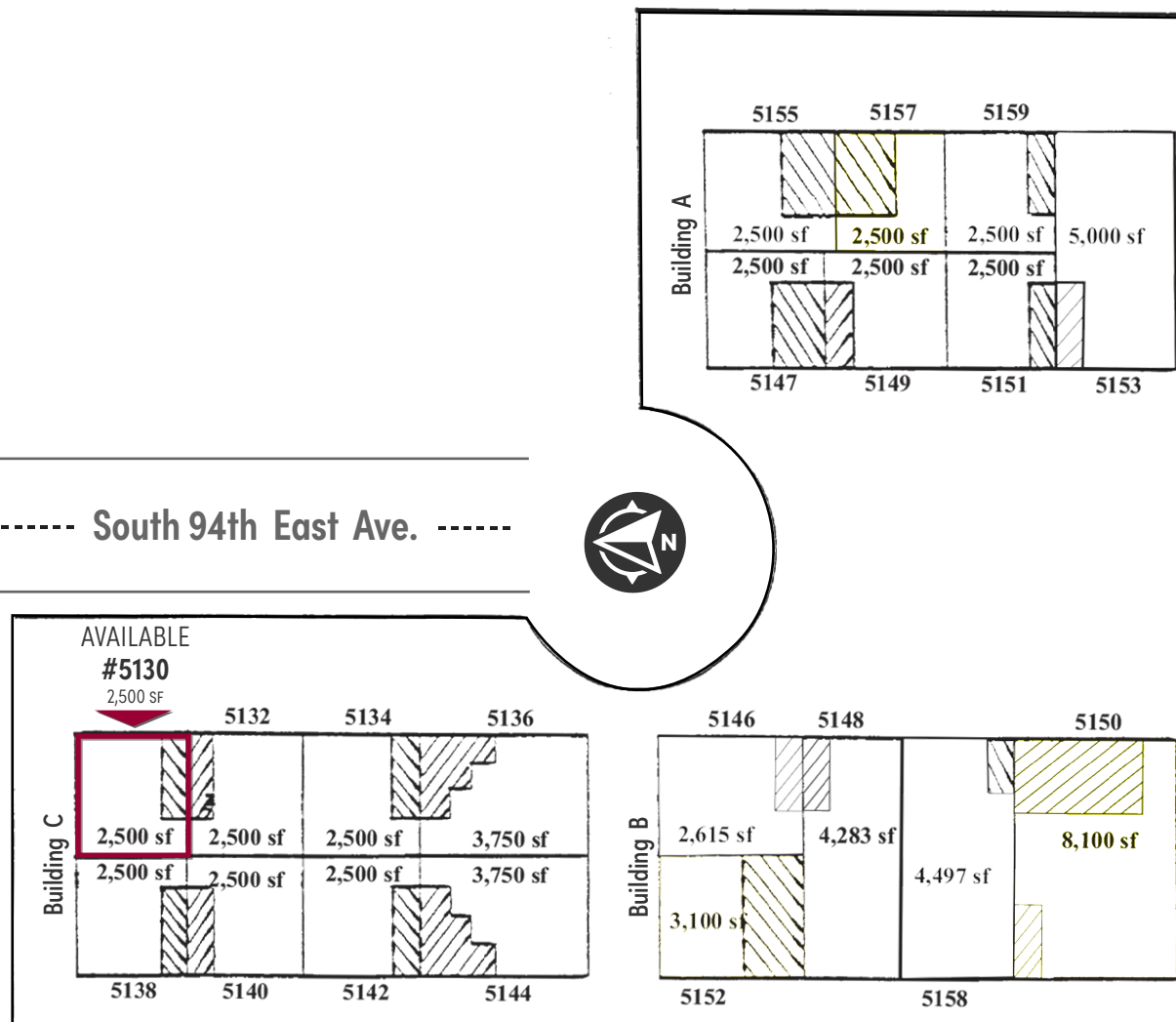
SKYLAND / OFFICE-WAREHOUSE

5130 - 5159 S. 94th E. Ave. - Tulsa, OK 74145



----- East 51st Street South -----

----- South 94th East Ave. -----



1/08/26

6846 S. Canton Ave., Suite 100, Tulsa, OK 74136
Office 918.665.1210 | Fax 918.665.6462 | www.BauerTulsa.com

All statements herein are for information purposes only and are believed to be reliable; however, no warranty or representation is made as to the accuracy thereof and the same is submitted subject to errors, omissions, change of price, terms, conditions and prior sale or lease.

BAUER & ASSOCIATES, INC. REALTORS

"A Leader in Tulsa Commercial Real Estate Since 1979"

Commercial - Industrial - Investment Property - Property Management