



## 5889 S Garnett Rd, Tulsa, OK 74146

Tri-Angle Industrial Park (58th & Garnett) - a ±161,000 SF planned industrial office/warehouse development in Southeast Tulsa and located within close proximity to area freeways (1/2 mile to U.S. 169 and 1 mile to OK 51). This area has a strong mix of national, regional, and local tenants with flexible building plans to meet almost any office/warehouse requirements and expansion needs.

### Property Highlights

- 4,388 sq. ft. of office/tech/flex/warehouse space with more than 70% conditioned area
- 1,575 sq. ft. of office
- 1,588 sq. ft. of 14' drop ceiling tech space
- 1,225 sq. ft. of 17' clear warehouse
- Office Area has reception area, break room, front office, 2 private offices, 1 large office/conference room, and 2 restrooms
- 12x12 Drive-In Door with an interior 10x10 door into the tech area for larger shipments (drive-in door has limited vehicle access, though a pick-up can pull in)
- Shared loading dock 240v / 3 phase power



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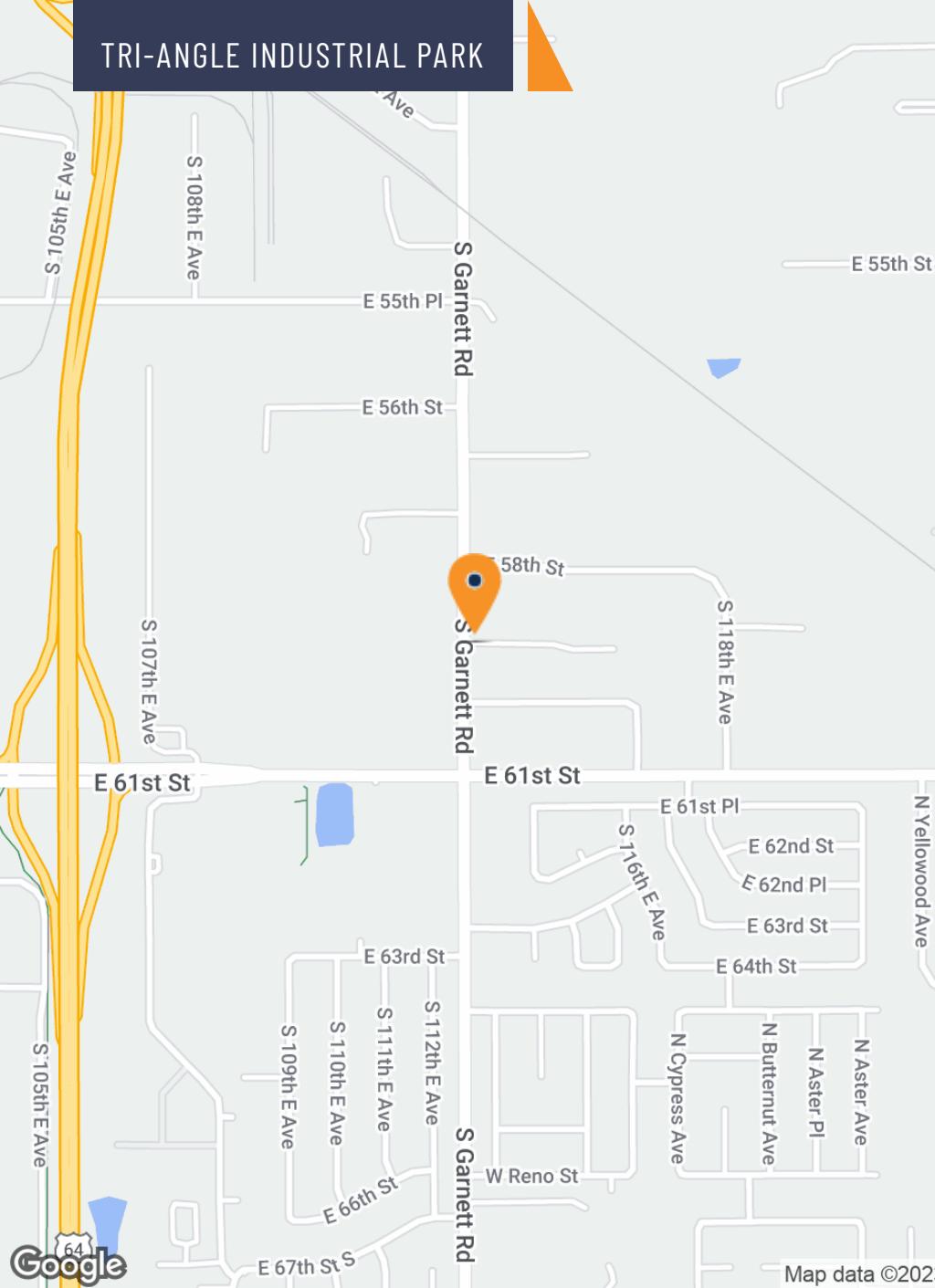


### Offering Summary

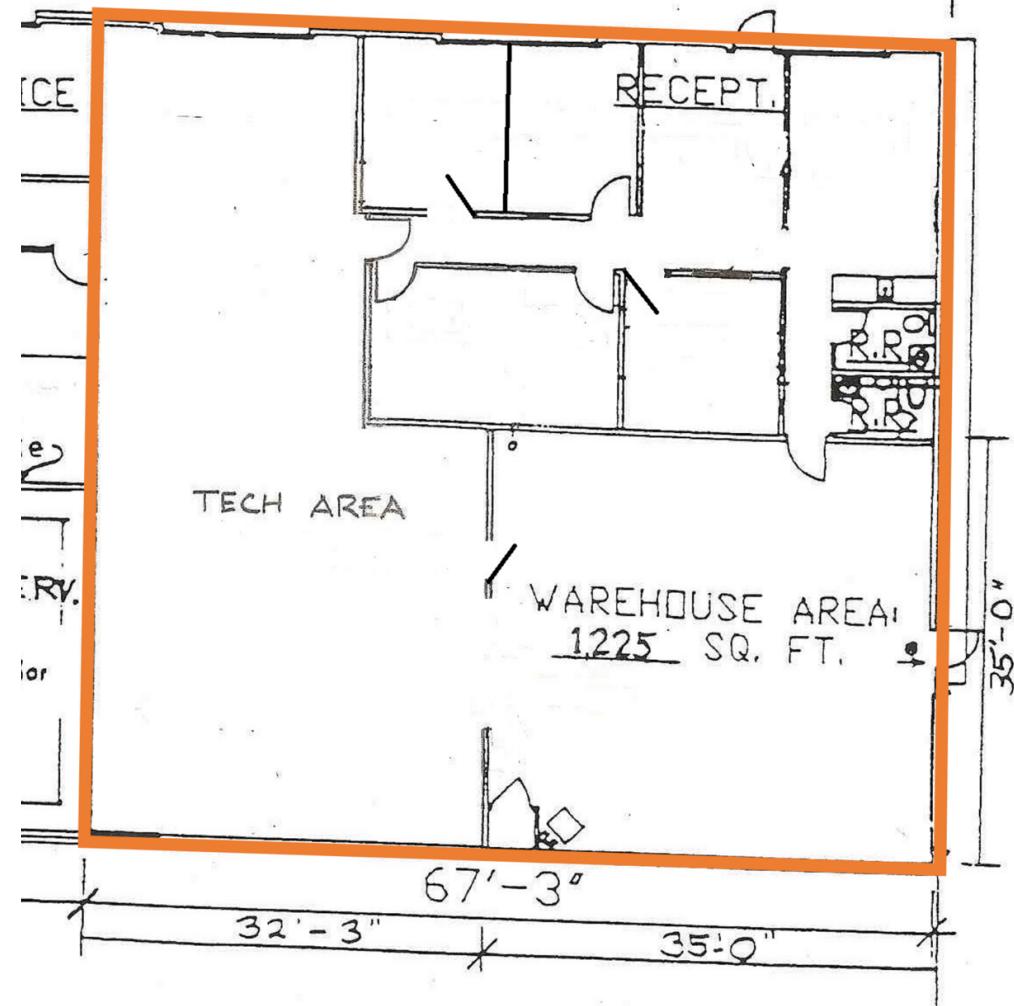
LEASE RATE:	\$7.50 SF/yr (NNN)
AVAILABLE SF:	4,388 SF
BUILDING SIZE:	160,890 SF

Demographics	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	1,574	29,451	83,596
TOTAL POPULATION	4,768	68,233	195,069
AVERAGE HH INCOME	\$137,929	\$82,162	\$75,319

# TRI-ANGLE INDUSTRIAL PARK



ARNETT  
Q. FT.  
5889 S. GARNETT  
4,388 SQ. FT.



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