

5133 S 100TH E AVE / TULSA, OK 74146



# INDUSTRIAL BUILDING

## 21,330± SF for Sale

Seller Financing Available



**CBRE**

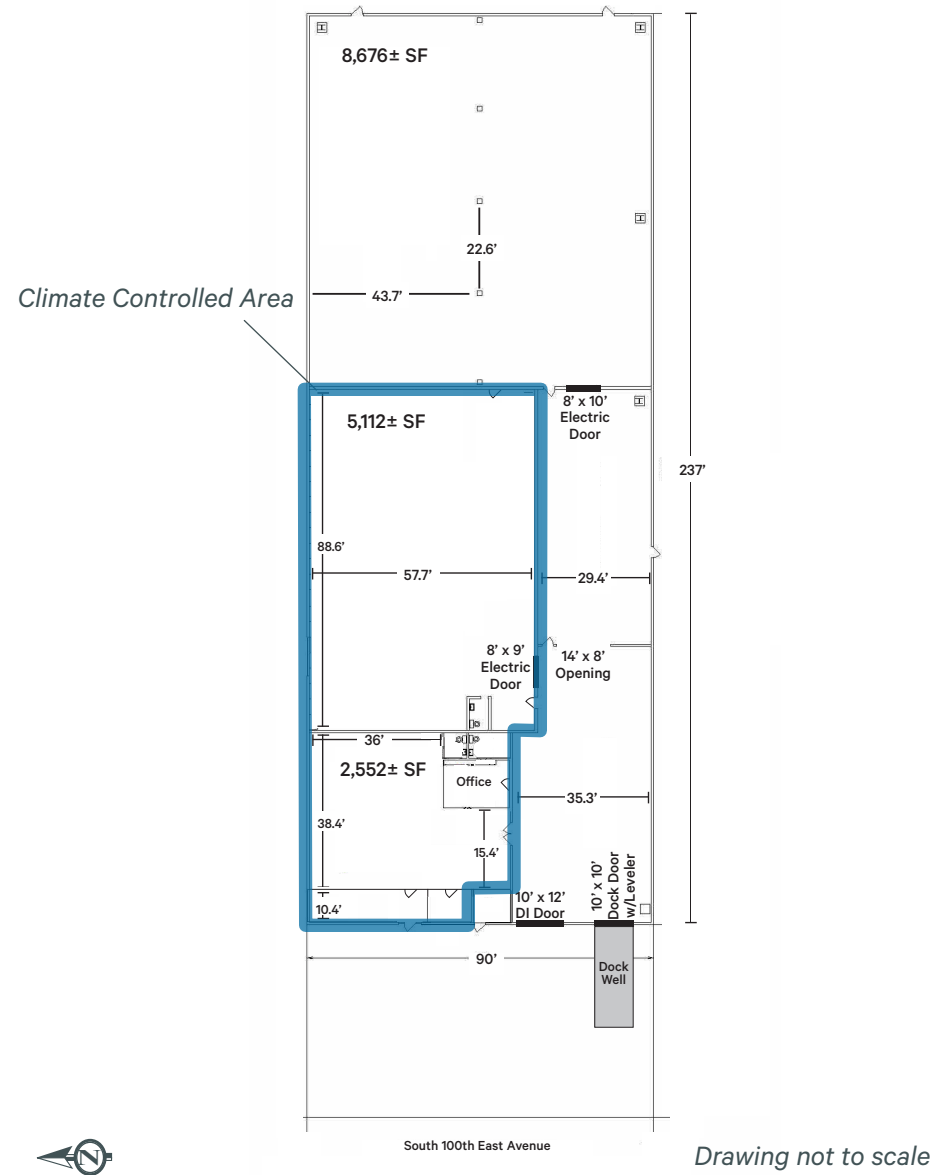


# Building Specifications

Total Size	21,330± SF*
Climate Controlled Area	7,664± SF*
Dock Door	(1) 10' x 10' with Leveler
Drive-In Door	(1) 10' x 12'
Height	14' Sidewalls
Electric Service	240v 3-Phase
Construction	Concrete Block Exterior
Access	Quick Access to Hwy 169 / BA Expressway
Site	0.69± Acres*
Zoning	Industrial Light (IL)
*Source: Assessor & Owner	



# Floor Plan















Hwy 64

E 51ST ST

U-HAUL

SHAMROCK  
TIRE & AUTO REPAIR

enterprise

gerber  
COLLISION & GLASS

Jero  
MANUFACTURING, INC.

L & M PATTERN

Stanley's  
GETTING YOU BETTER • EASIER • FASTER





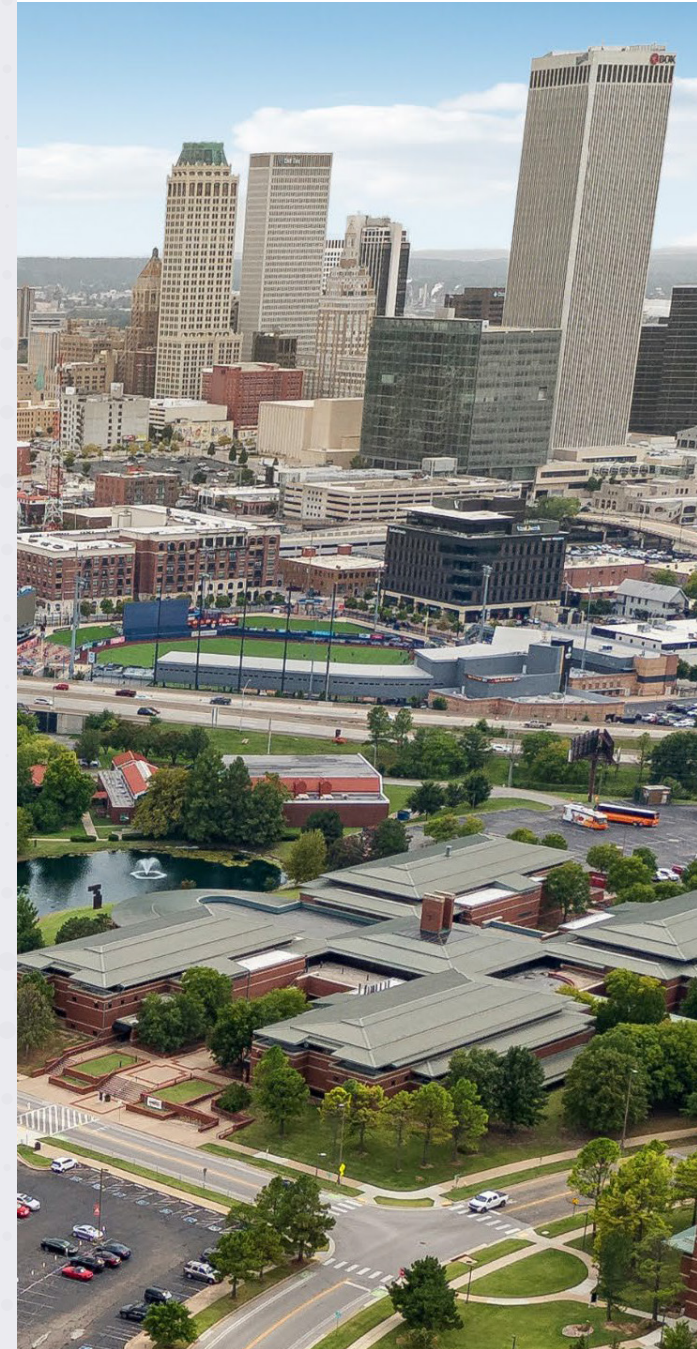
# Tulsa's Industrial Economy

## Industrial Insights

- + Tulsa continues to experience a sub-3% vacancy rate into 2025 and maintaining the contraction from 2024 as new construction wanes while leasing persists.
- + The local economy proves itself stable as H125 saw several company expansion announcements for industrial users supporting early indications for a modest year-over-year increase in total freight volume, driven by regional manufacturing and energy sector exports.
- + Asking rates hold steady as the market experiences high occupancy and infusions of new supply remain scarce.

## Historical Market Statistics

	2021	2022	2023	H1 2024	H2 2024	H1 2025
<b>Vacancy Rate</b>	3.2%	3.9%	4.0%	3.3%	3.3%	2.7%
<b>Net Absorption</b>	88,338	140,416	301,512	60,671	61,763	235,521
<b>Delivered Construction</b>	587,872	816,268	982,820	64,800	393,089	142,751
<b>Under Construction</b>	3,603,588	4,360,856	865,216	413,893	54,921	51,751





# Tulsa's Industrial Highlights



## AVIATION & AEROSPACE

**700+**

acres of shovel-ready land available for development at Tulsa International Airport

**\$11.7B**

total economic contribution from the aviation and aerospace industry

**46,233 employees**

in aerospace sectors across 250+ businesses in Tulsa

Source: Tulsa Regional Chamber



## TECH INDUSTRY

**One of 31 Tech Hubs**

selected by the U.S. Department of Commerce's Economic Development Administrative as part of a \$51 million investment

**56,000**

new future-proof jobs created locally within emerging tech industries

**\$15M**

committed by state legislature to enhance and bolster tech initiatives

Source: Tulsa Regional Chamber



## ENERGY

**1,000+**

energy-related companies call the Tulsa region home

**Nearly \$15B**

total annual economic impact of the energy sector to Tulsa's economy

**\$361M**

of sales tax is supported by activity in Tulsa's oil and gas industry

**67,000+ employees**

in the energy industry; representing 1.6% of all U.S. energy jobs

**\$0.55** of additional GDP added to the local economy for every \$1 of production

Source: Tulsa Regional Chamber



## TRANSPORTATION & LOGISTICS

**9,000+**

acres of industrial land ready for development in the Tulsa region

**\$1.7B**

total annual economic impact of the logistics sector to Tulsa's economy

**\$77.7M**

in annual tax revenue for the City of Tulsa from the logistics industry

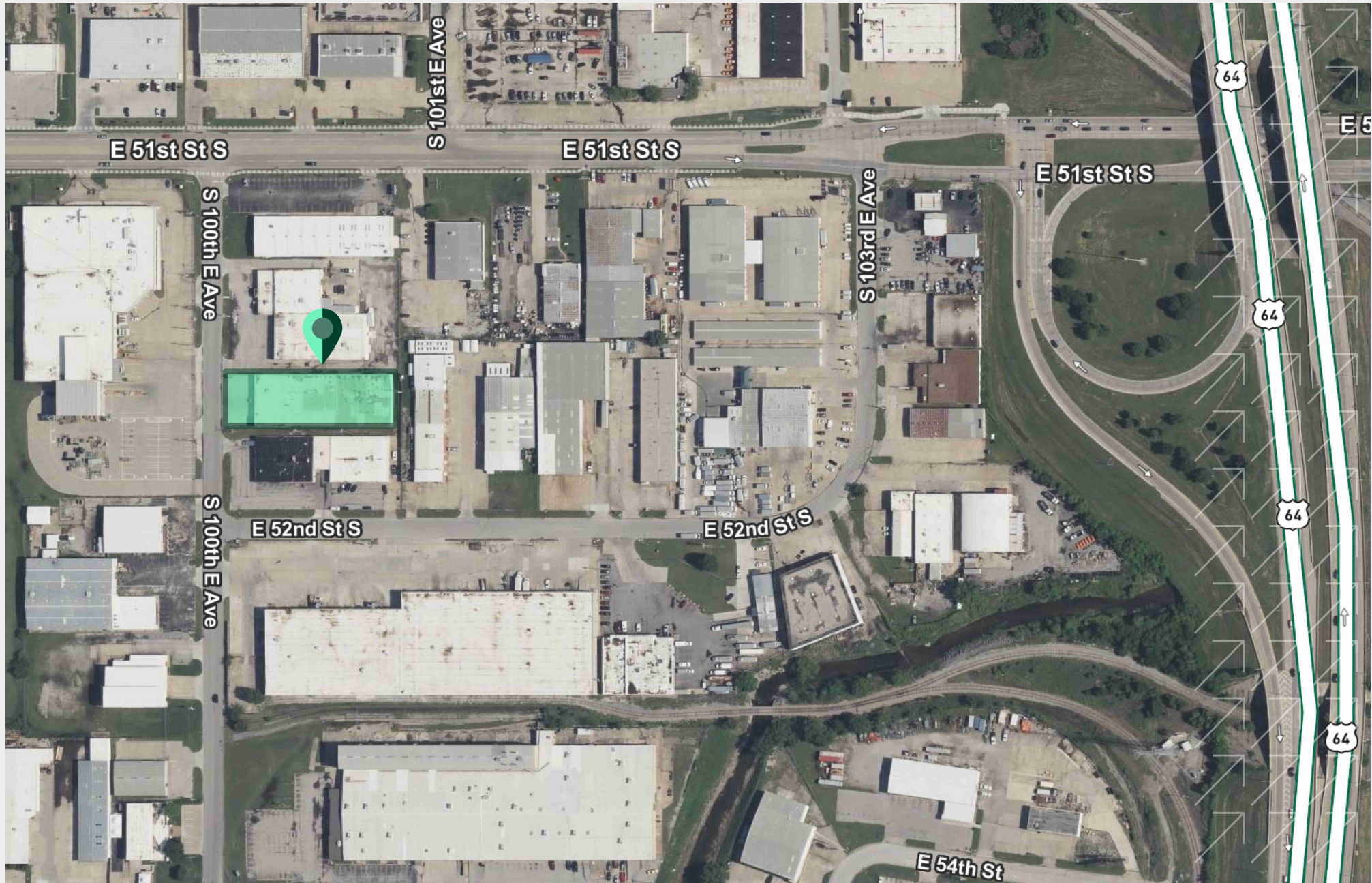
Each logistics job contributes **\$82,106** to the gross product of Tulsa's 11-county area

**\$0.95** of additional GDP added to the local economy for every \$1 of production

Source: Tulsa Regional Chamber

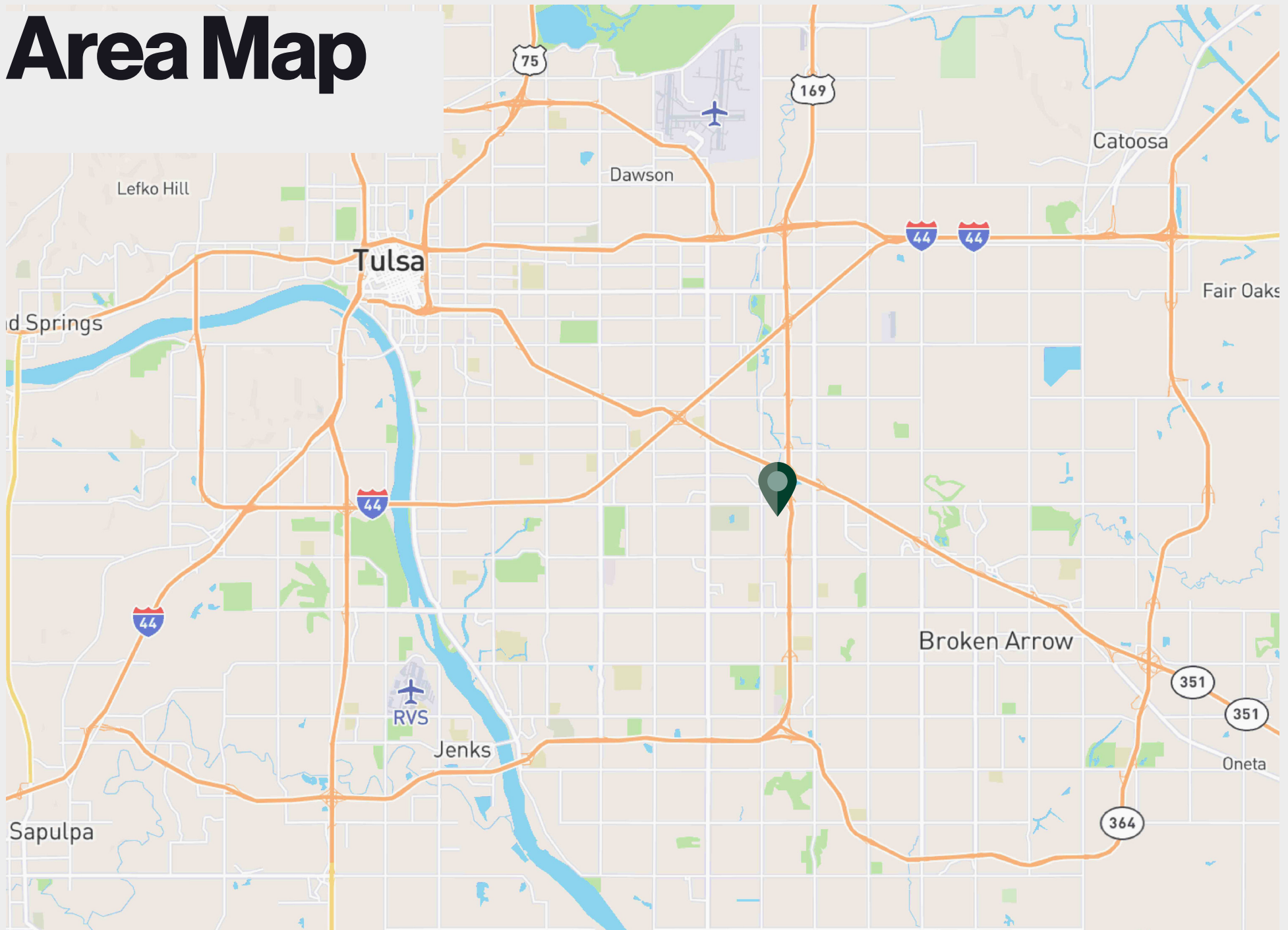


# Location Aerial





# Area Map





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# Industrial Building

## 21,330± SF for Sale

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**CBRE**

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