

5133 S 100TH E AVE / TULSA, OK 74146



INDUSTRIAL BUILDING

21,330± SF for Sale

Seller Financing Available



CBRE

Building Specifications

Total Size $21,330 \pm \text{SF}^*$

Climate Controlled Area $7,664 \pm \text{SF}^*$

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

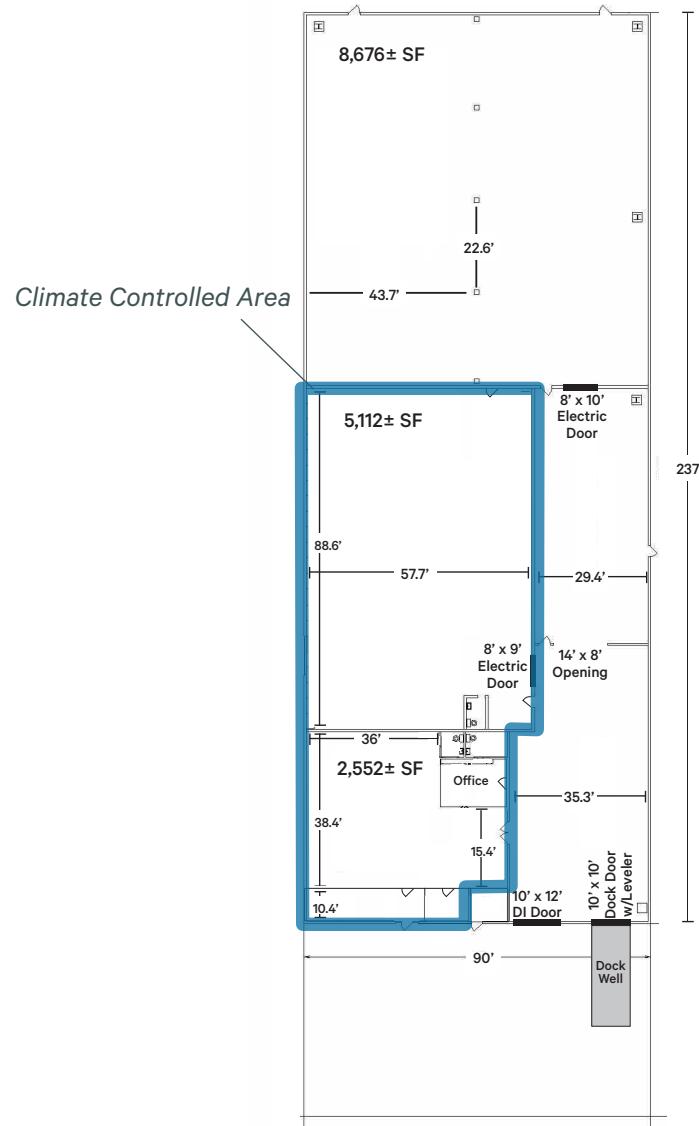
Site $0.69 \pm \text{Acres}^*$

Zoning Industrial Light (IL)

*Source: Assessor & Owner

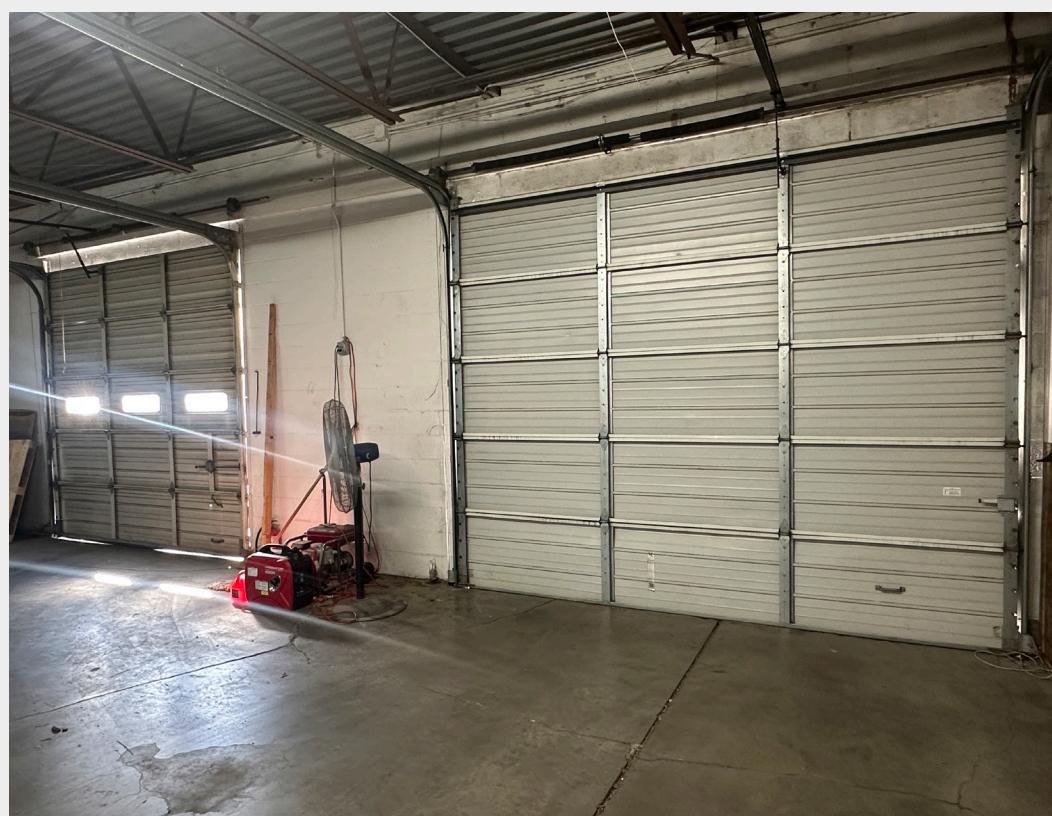
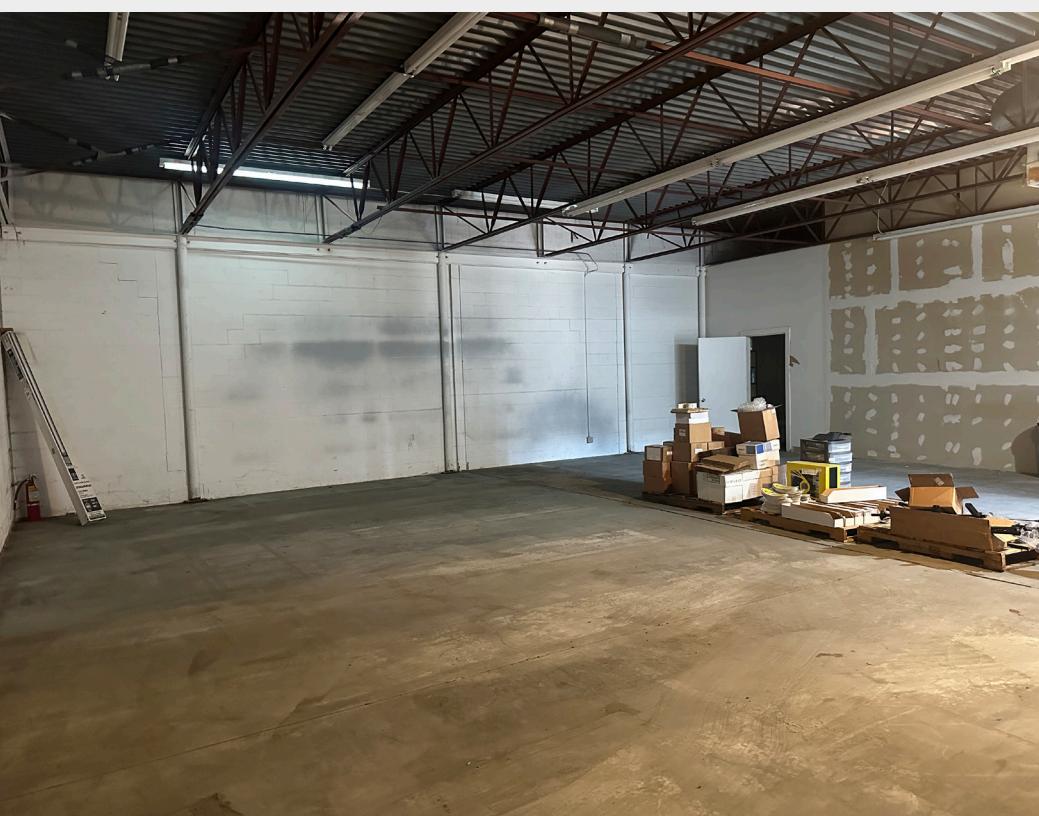


Floor Plan



South 100th East Avenue

Drawing not to scale







Tulsa's Industrial Economy

Industrial Insights

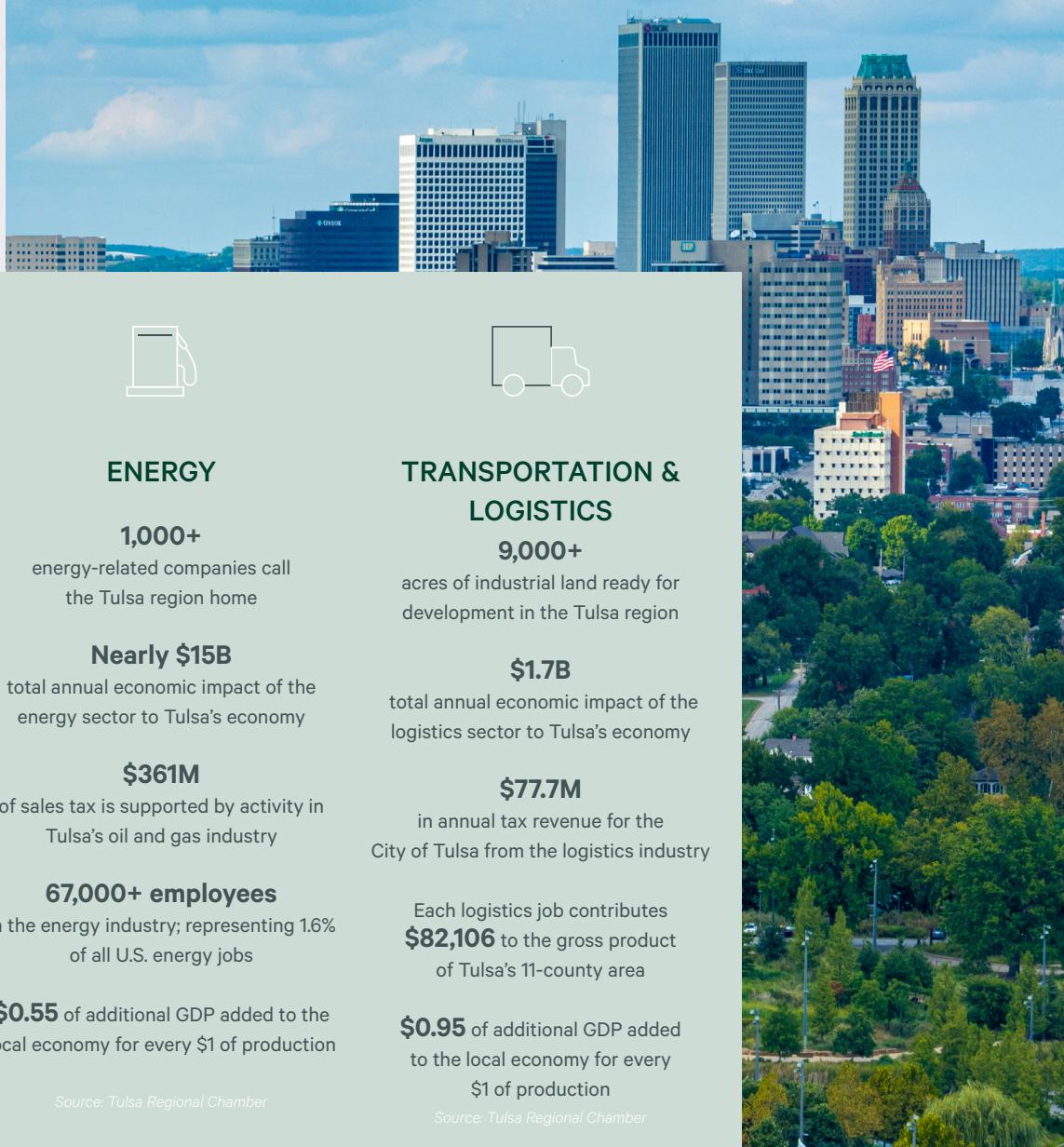
- + Tulsa continues to experience a sub-3% vacancy rate into 2025 and maintaining the contraction from 2024 as new construction wanes while leasing persists.
- + The local economy proves itself stable as H125 saw several company expansion announcements for industrial users supporting early indications 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
Vacancy Rate	3.2%	3.9%	4.0%	3.3%	3.3%	2.7%
Net Absorption	88,338	140,416	301,512	60,671	61,763	235,521
Delivered Construction	587,872	816,268	982,820	64,800	393,089	142,751
Under Construction	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



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



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



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

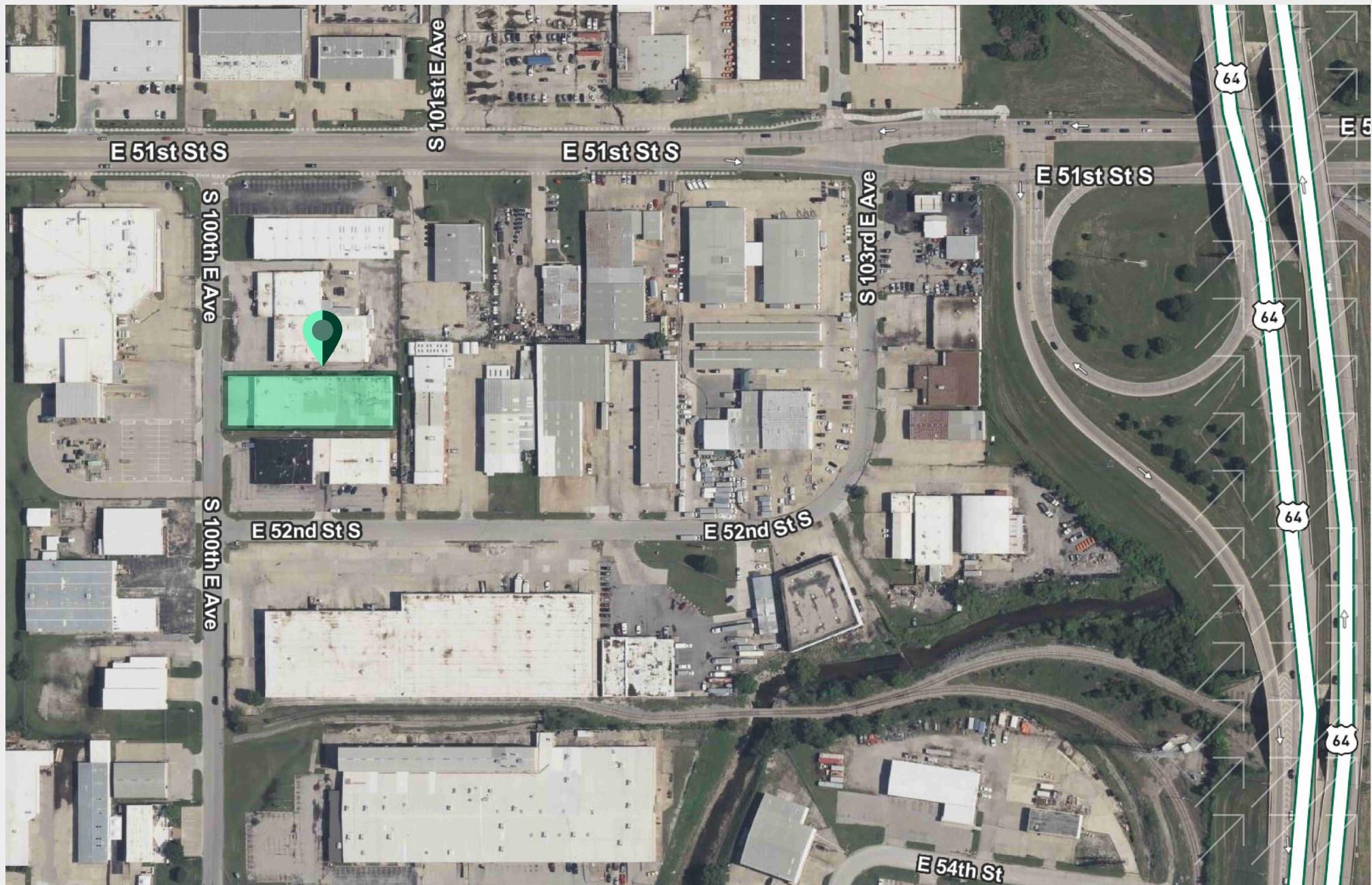
Source: Tulsa Regional Chamber

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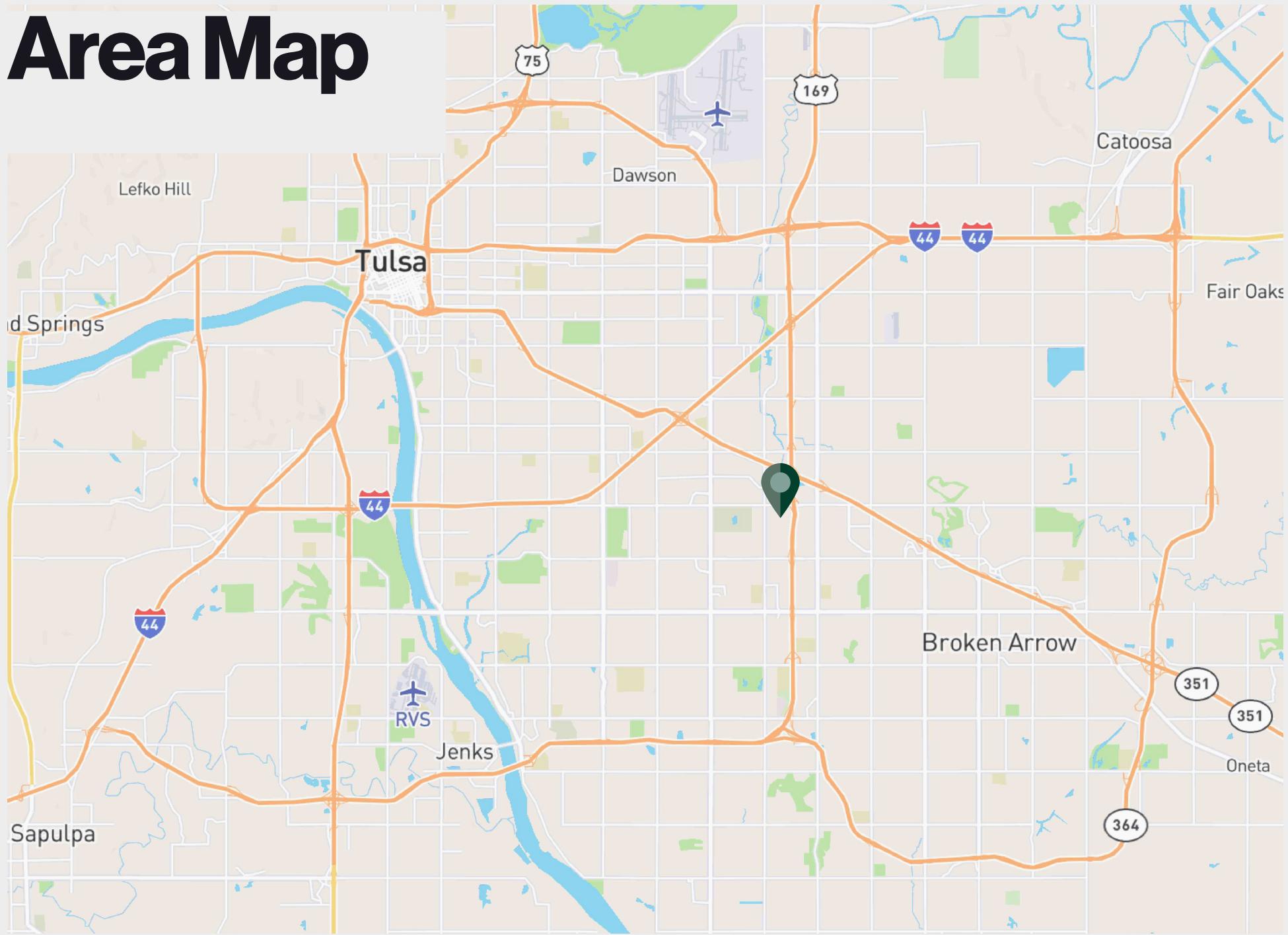
Source: Tulsa Regional Chamber

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Location Aerial



Area Map



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Industrial Building

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CBRE

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