

CBRE

FOR SALE

5708 EAST 66TH STREET NORTH
TULSA, OK 74136



**CRANE SERVED
MANUFACTURING FACILITY**



5708 EAST 66TH STREET NORTH
TULSA, OK 74136

PROPERTY HIGHLIGHTS

BUILDINGS
89,459± SF

SITE
17.99± AC

2 TO 30 TON
OVERHEAD CRANE CAPACITY

BUILDING SPECIFICATIONS

BUILDING A - ORIGINAL STRUCTURE

43,859± SF Total; 1,702± SF Office
Power: 800 amps, 3 phase, 480/277 volts

Manufacturing/Storage: 16,298± SF

- 16' Clear Height in Warehouse; 18' Eave Height
- Fully Insulated
- (2) 10' x 12' Covered Dock Doors with External Levelers
- Shop Restroom with Gang Sink
- Gas Heat
- Plumbed for Air
- LED Lighting
- Fiber Internet Connection

Fabrication: 21,360± SF

- 27' Eave Height
- LED Lighting
- Plumbed for Air
- Breakroom & Shop Restroom
- Gas Heaters
- Fiber Internet Connection

Fabrication Bay 1

- 60' x 120'
- (2) 10-Ton Overhead Cranes; 20' Hook Height
- (1) 20' x 17' Drive-In Door
- (1) 16' x 12' Drive-In Door

Fabrication Bay 2

- 60' x 120'
- (3) 2-Ton Overhead Cranes; 20' Hook Height
- (1) 5-Ton Overhead Crane; 20' Hook Height
- (1) 20' x 17' Drive-In Door
- (1) 18' x 12' Drive-In Door

Fabrication Bay 3

- 60' x 120'
- (2) 10-Ton Overhead Cranes; 20' Hook Height
- (1) 20' x 17' Drive-In Door
- (1) 16' x 12' Drive-In Door

14. W. Vachani et al., *Intelligence Systems*, 02-2005/5708, available at: http://www.corr.com/jones/01/12/AM_Papers_01/01/2005_10/37_AM.



BUILDING A



BUILDING SPECIFICATIONS

BUILDING B - 2015 ADDITION

45,600± SF Total; 3,000± SF Office

Power: 1200 amps, 3 phase, 480/277 volts

- (2) 1,500± SF Office Areas Mirrored on West and East bays
 - Each side Features:
 - Reception Area
 - (3) Private Offices
 - Restrooms
 - Breakroom
- 25' Eave Height; 41' to Ridge
- 30# High Pressure Gas Line
- Fully Insulated
- Fiber Internet Connection

Assembly/Paint Area

- 40,000± SF, currently Comprised of (2) 80' x 250' bays separated by demising wall down the center

- West Bay

- 20,000± SF
- (2) 30-Ton Overhead Cranes; 22' Hook Height; 73' Span
- (3) 20' x 20' Drive-In Doors
- ABS Blast Booth with Dust Collection System
- Extensive Air Plumbing
- Paint Mixing and Paint Storage Rooms with Dry Chemical Fire Suppression
- Makeup/Forced Air "Heating" System
- (4) Tube Axial Exhaust Fans

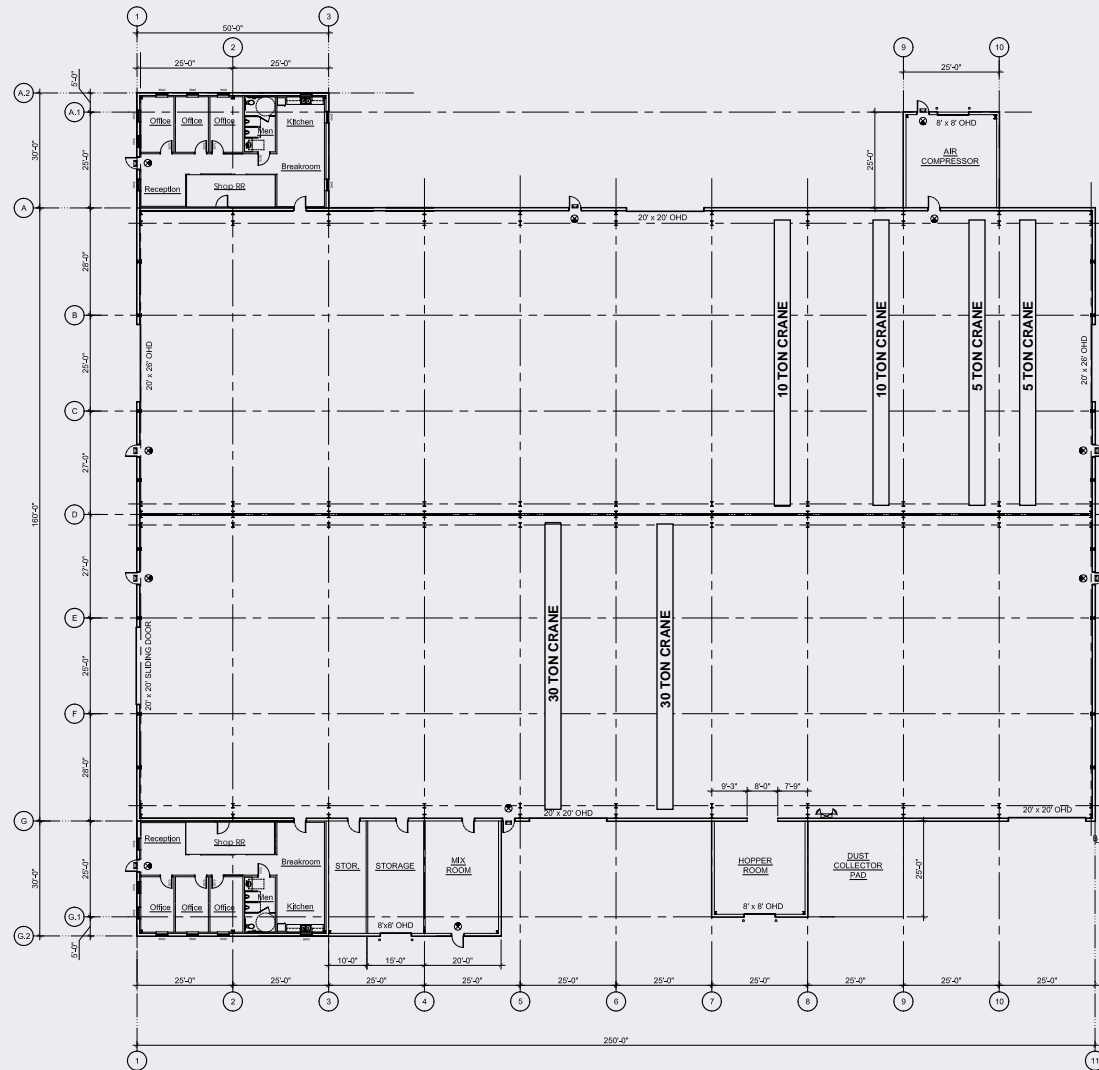
- East Bay

- 20,000± SF
- (2) 10-Ton Overhead Cranes
- (2) 5-Ton Overhead Cranes; 22' Hook Height; 73' Span
- (2) 20' x 26' Drive-In Doors
- (1) 20' x 20' Drive-In Door
- Extensive Air Plumbing
- Extensive Electric Distribution for Welding
- 25' x 25' Air Compressor Room; 8' x 8' Overhead Door

All property information, including but not limited to square footage of improvements and the lot size, is deemed reliable but is not guaranteed. Information is gathered from various sources, including county records, and has not been and will not be independently verified by CBRE.

It is understood the cell tower located on the property and its related income shall be excluded from any sale.

FLOOR PLAN - BUILDING B - 45,600± SF



A FLOOR PLAN
SCALE: 1/16" = 1'-0"
NORTH

Layout information provided is presented with no guarantee of accuracy or completeness

BUILDING B



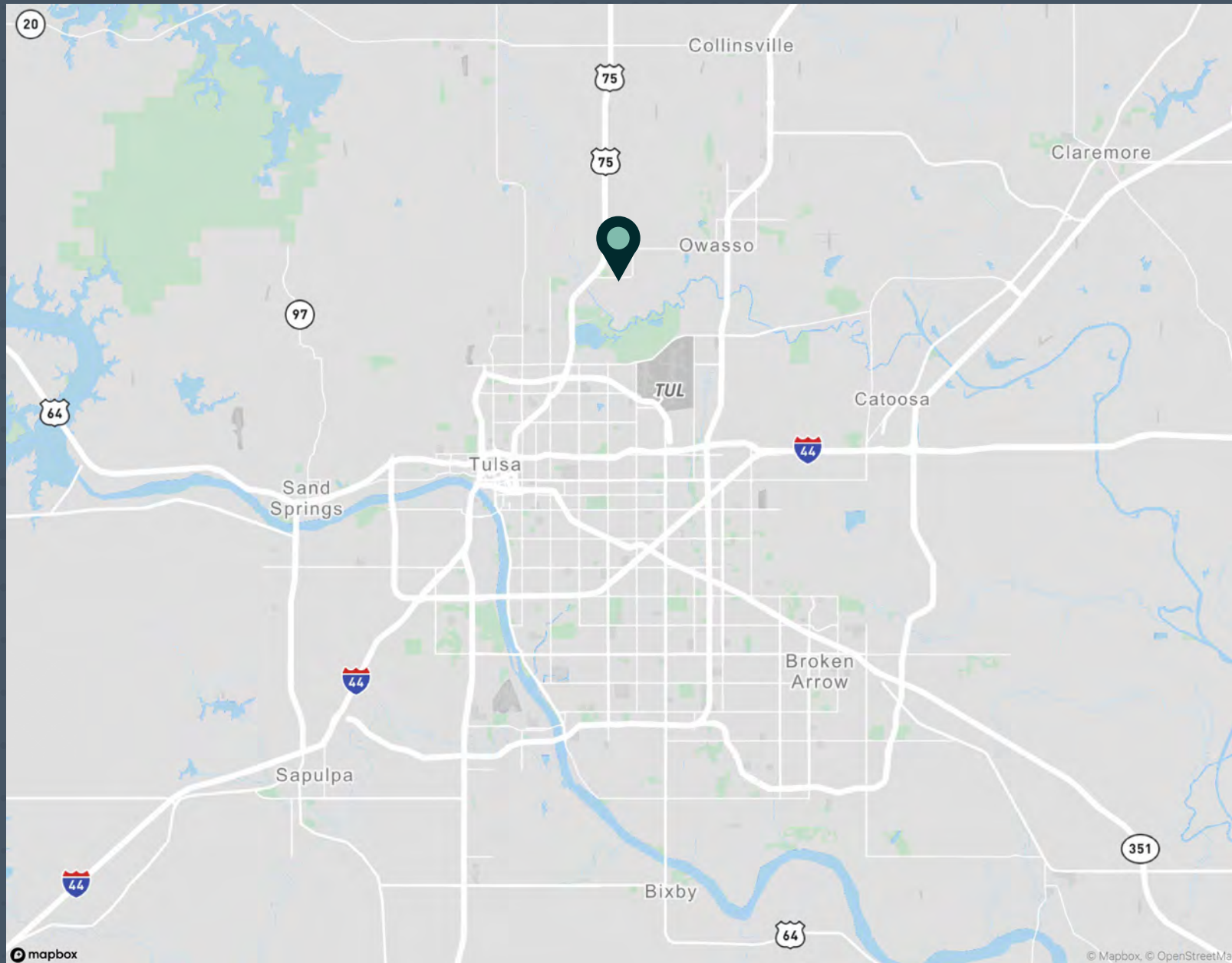
SITE AERIAL



LOCATION AERIAL



AREA MAP



USA MAP

5708 EAST 66TH STREET NORTH, TULSA, OK

**CENTRALLY
LOCATED**



TO FAYETTEVILLE
114± MILES

TO OKLAHOMA CITY
136± MILES

TO DALLAS
258± MILES

TO KANSAS CITY
271± MILES

TO HOUSTON
495± MILES

TO CHICAGO
690± MILES

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 INDUSTRY 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



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