

FOR LEASE

3515 DAWSON RD, TULSA, OK 74115



CBRE

CRANED MANUFACTURING SPACE

AVAILABLE JANUARY 1, 2026



PROPERTY FEATURES

- + 134,475± SF Total Available on 8.3± Acres*
 - 112,544± SF Main Plant*
 - 12,600± SF Shop*
 - 2,400± SF Shipping/Receiving Warehouse*
 - 6,931± SF Office*
- + 4,582± SF Covered Canopy
(not included in total square footage)
- + 480v, 3 Phase, 2,500 Amp Service
- + Fully Plumbed for Air
- + (15) Drive-In Doors
- + LED Lighting

- + Main Plant: (29) Overhead Cranes
 - (1) 30 Ton - 27'-10" to 27'-11" hook height
 - (3) 25 Ton - 27'-10" to 28'-2" hook heights
 - (2) 20 Ton - 22'-1" to 22'-5" hook heights
 - (4) 10 Ton - 19'-2" to 19'-7" hook heights
 - (19) 5 Ton - 15'-8" to 20'-10" hook heights
- + Main Plant: (8) 1 Ton Jib Cranes (11'-11" to 13'-7" hook heights)
- + 12,600± SF Freestanding Shop
 - (3) 5 Ton Cranes
- + Zoned Industrial Medium (IM)

*Source: Assessor and Owner

PROPERTY HIGHLIGHTS

134,475±

Total SF

8.3±

Acre Fenced Site

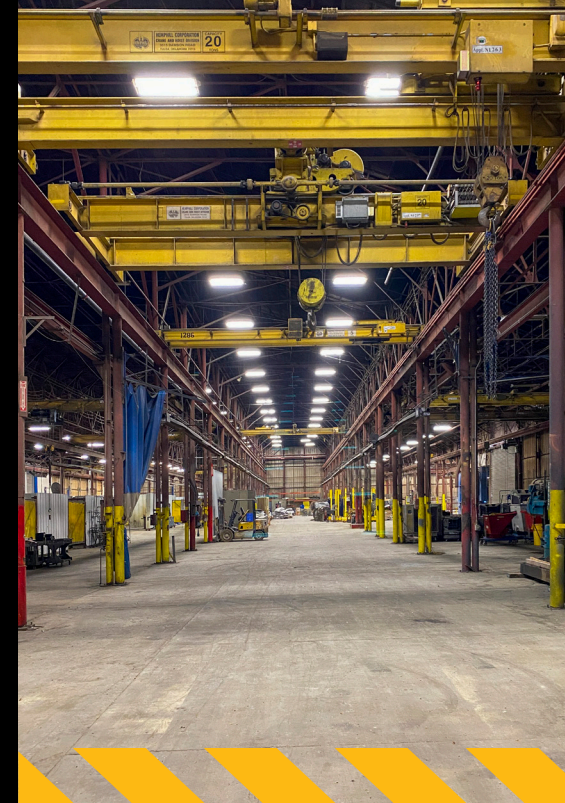
5 to 30 Ton

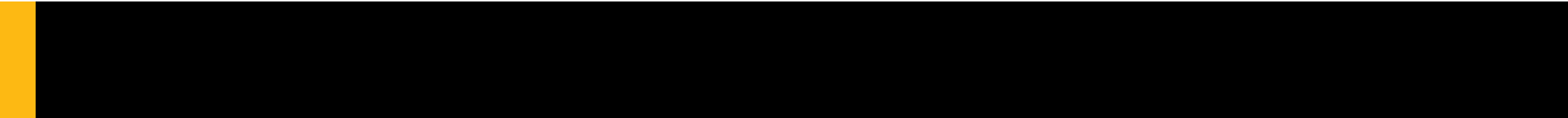
Overhead Crane Capacity

15

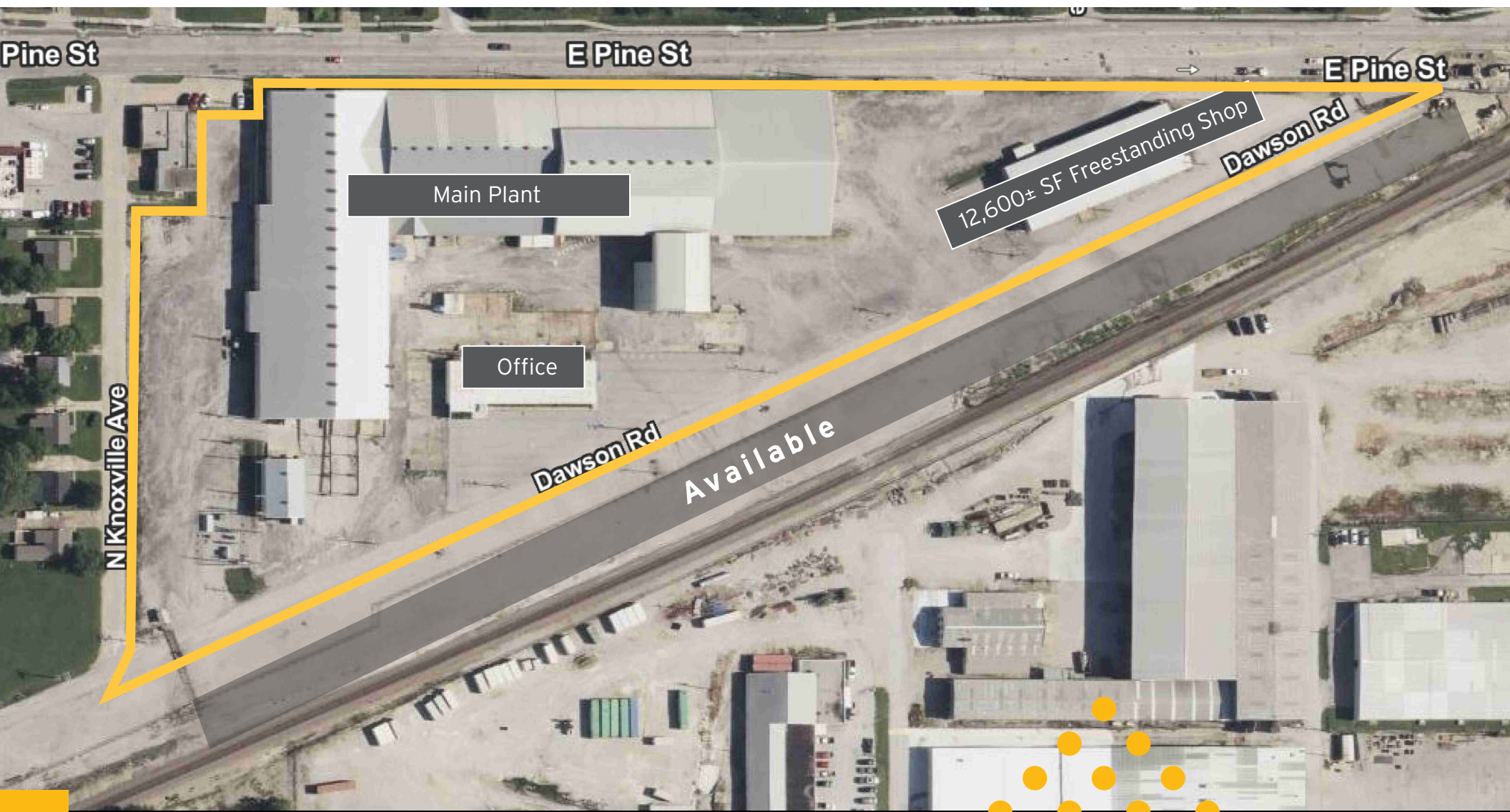
Grade Level Doors







OUTLINED AERIAL



Pine St

E Pine St

E Pine St

Main Plant

Office

12,600± SF Freestanding Shop

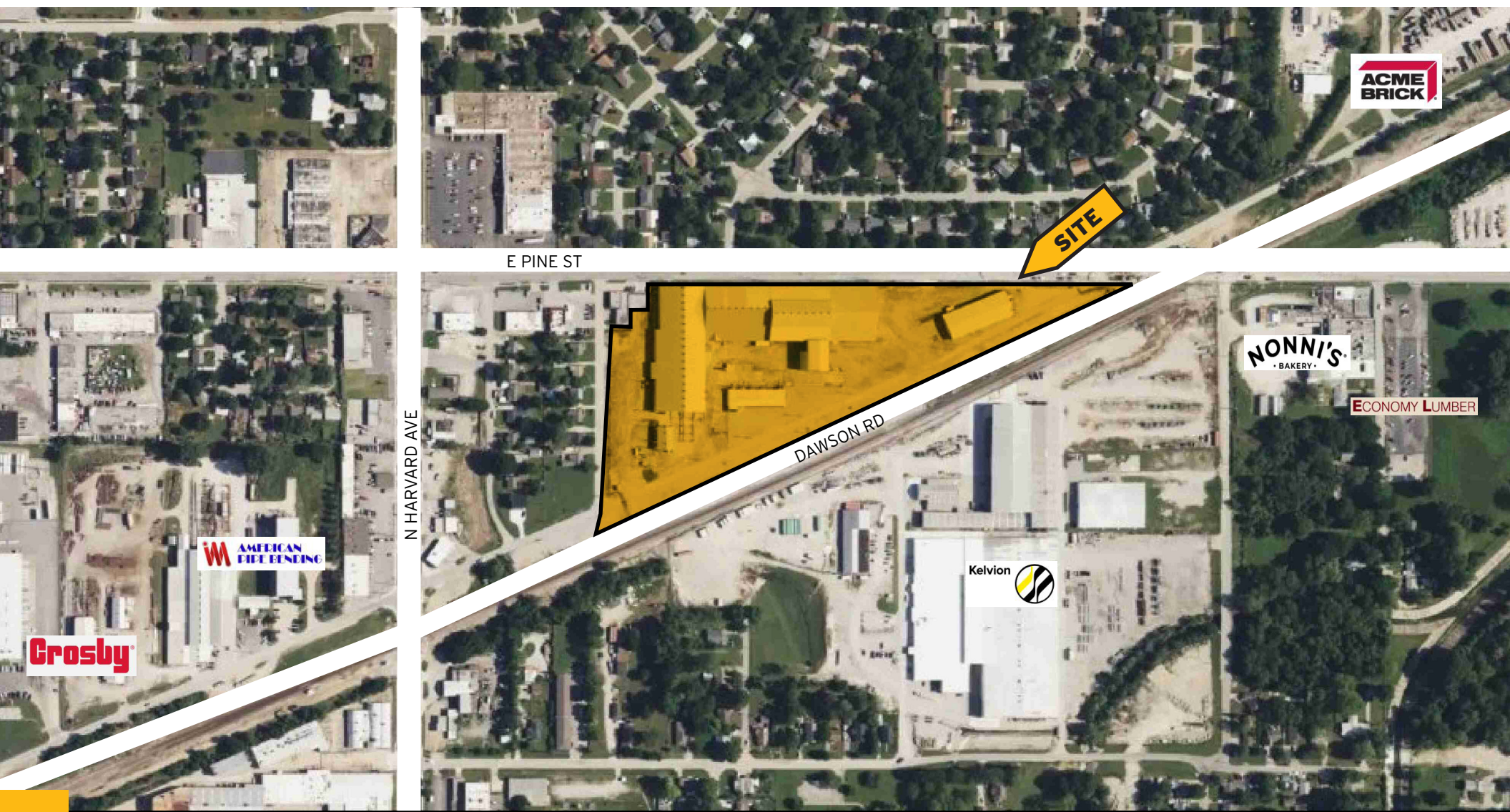
Dawson Rd

Dawson Rd

Available

N Knoxville Ave

VICINITY MAP



Crosby

AMERICAN
DIET ETCHING

E PINE ST

N HARVARD AVE

DAWSON RD

Kelvion

NONNI'S
BAKERY

ECONOMY LUMBER

ACME
BRICK

SITE

TULSA'S INDUSTRIAL ECONOMY



Industrial Insights

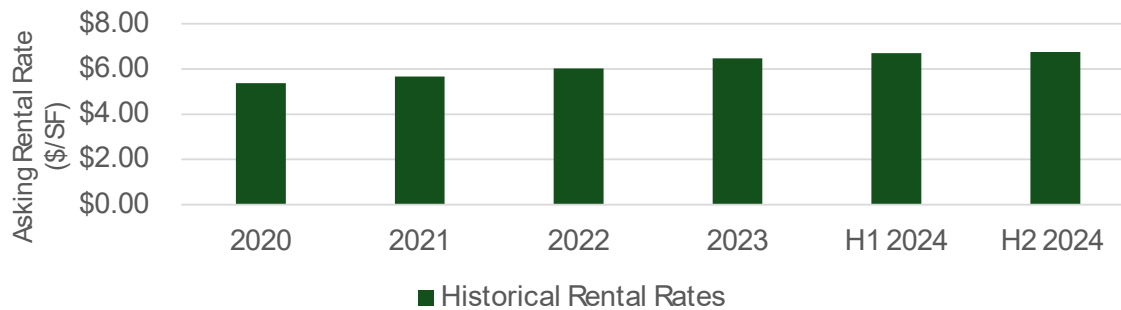
- + Tulsa continues to house a healthy economic environment for industrial users.
- + The total vacancy rate in the Tulsa industrial market remains low at 3.3%, keeping consistent with the previous half of 2024.
- + Asking rates are slightly rising due to the lack of availability.

“The strong demand for industrial space is driven by economic growth, increased e-commerce activity, and supply chain needs.”

Vacancy Remains Low

The low vacancy rates in the Tulsa Industrial market indicate strong demand for industrial space, driven by various factors such as economic growth, increased e-commerce activity, and supply chain needs. The lack of new supply means fewer available properties for businesses looking to expand or relocate, which intensifies competition for existing buildings. As a result, existing properties are being fully leased, further tightening the market.

As occupancy rates increase, the competition for available spaces intensifies, allowing landlords to raise rental rates. Overall, the combination of high occupancy and rising rental rates reflects a robust industrial market in Tulsa.



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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CBRE

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