

# High Visibility Warehouse/ Distribution

7337 East 38th Street  
Tulsa, OK 74145

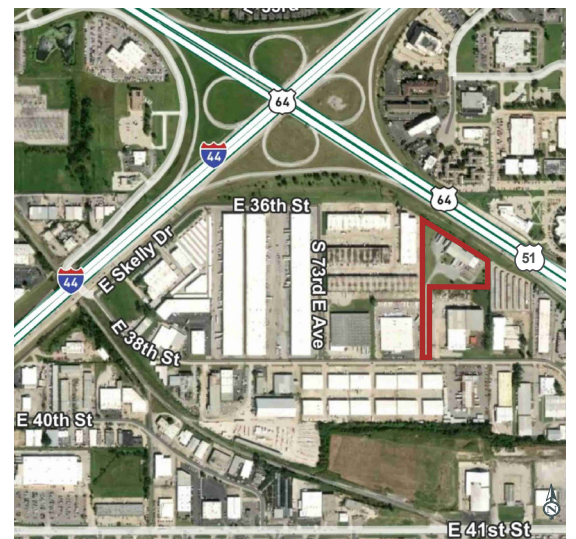
Broken Arrow Expressway / Highway 51 Frontage



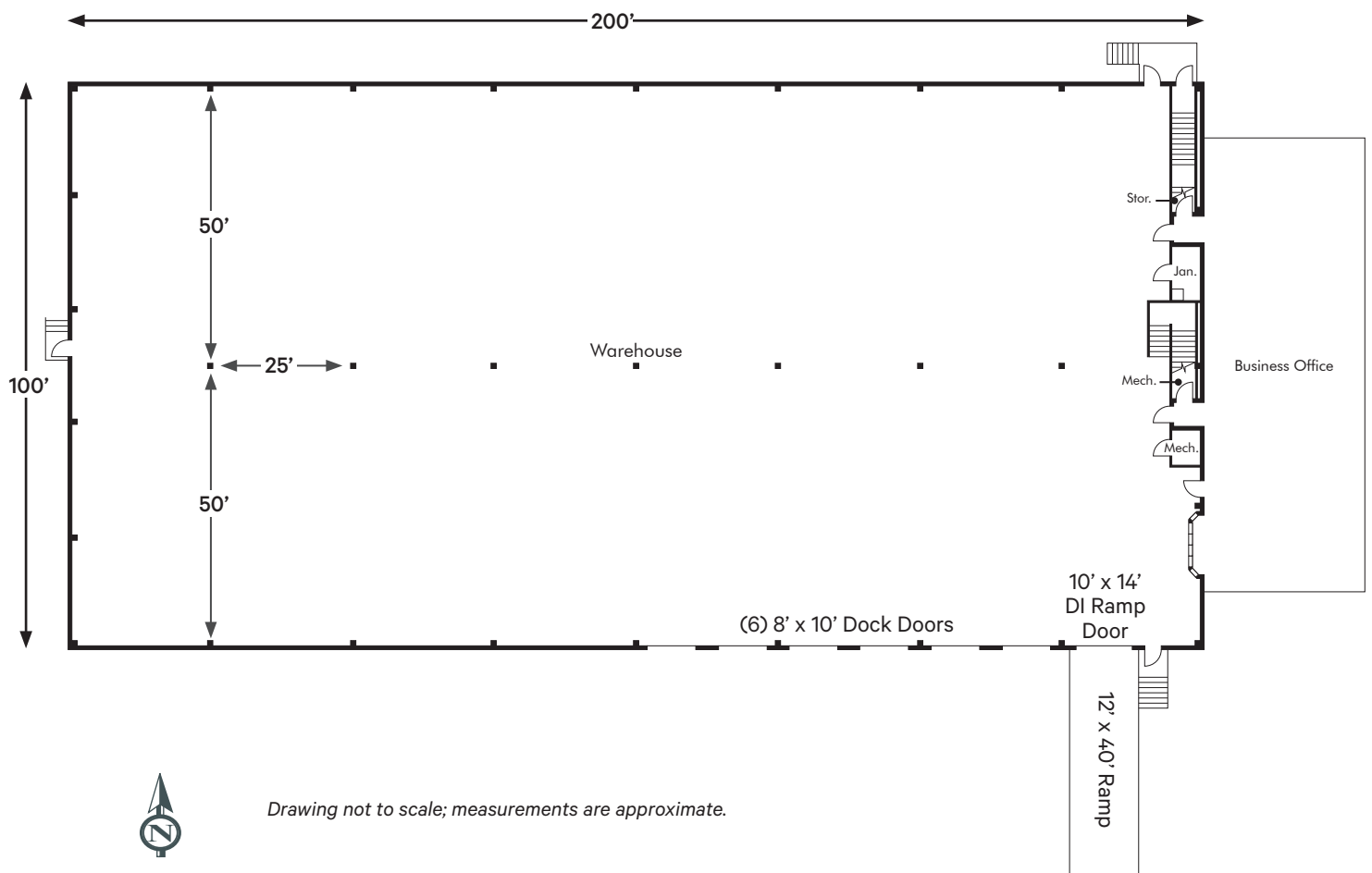
## Property Features

- + 28,000± SF Total\*
  - 20,000± SF Concrete Tilt-Up Warehouse
  - 8,000± SF Two-Story Office w/ Elevator (4,000± SF Floor Plates)\*
- + 22' Sidewalls - 25' to Ridge
- + 25' x 50' Column Spacing
- + (6) 8' x 10' Dock Doors with Levelers
- + (1) 10' x 14 Drive-In Ramp Door
- + Fully Sprinklered
- + Shop Breakroom
  - Locker Room/Restroom
- + Energy Efficient Radiant Tube Heaters
- + 480v 3 Phase Electric
- + Exterior Building and Parking Lot Lighting
- + Paved Trailer Storage (West Side of Warehouse)
- + 5.17± Acres\*
- + Industrial Light (IL) Zoning
- + Billboard Signage Excluded from Sale

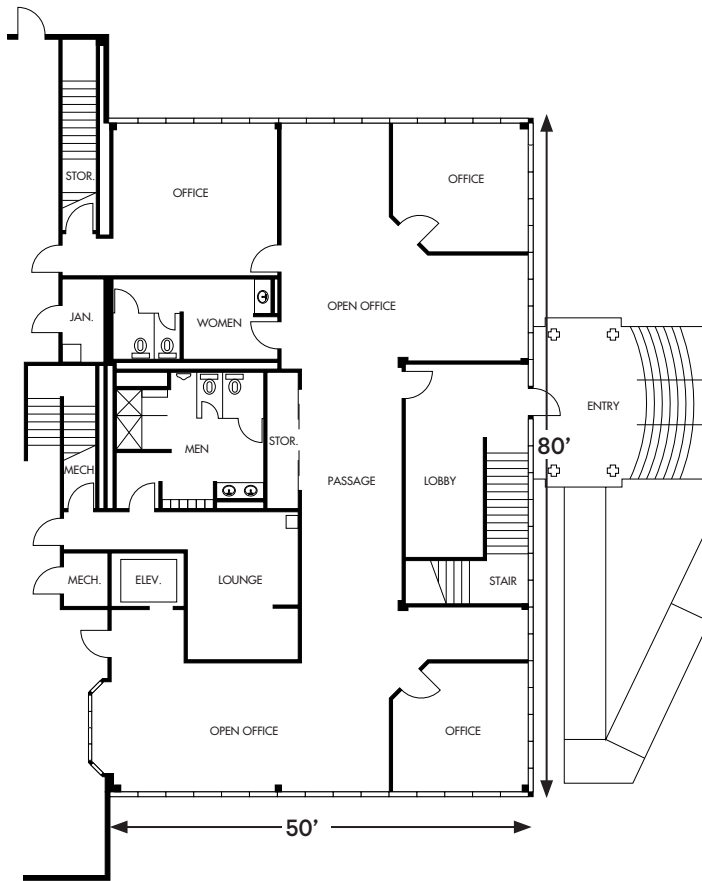
\*Source: Assessor & Owner



# Warehouse



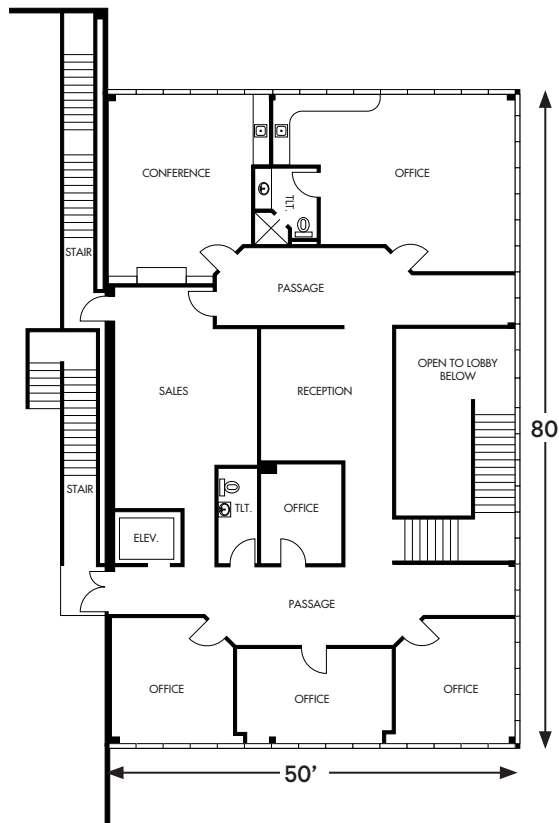
First Floor Office



Drawings not to scale; measurements are approximate.



Second Floor Office



# Industrial

7337 E 38th St | Tulsa, OK 74145

# For Sale



**EXECUTIVE OFFICE WITH RESTROOM**



**SECOND FLOOR CONFERENCE ROOM**



**FIRST FLOOR OFFICE**



**(6) 8' X 10' DOCK DOORS WITH LEVELERS;  
(1) 12' X 14' DRIVE-IN RAMP DOOR**



**BREAKROOM**



**WAREHOUSE - 22' SIDEWALLS**

## Contact Us

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**Industrial**

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**Property Aerials**



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# Property Aerials

