

1,286,590±SF
216,075± MEZZANINE SF

1,502,665± SF FOR LEASE



7120

EAST 76TH ST N

OWASSO, OK

PROPERTY DESCRIPTION

Positioned along Owasso's highly connected 76th Street corridor, this Class-A distribution center offers an exceptional blend of modern infrastructure and strategic accessibility. Just over a mile from Highway 75 and minutes from Tulsa International Airport, the property sits in one of the region's most active logistics hubs.

Designed for large-scale operations, the facility features contemporary concrete tilt-up construction, expansive clear heights, and thoughtfully integrated office and mezzanine areas that support both administrative and high-volume fulfillment functions. With controlled dock operations, generous truck and trailer capacity, and multiple traffic light access points, the site is engineered for steady, high-throughput workflow.

The 71-acre campus provides a secure, organized environment with ample employee and fleet parking, while its proximity to Owasso's retail, dining, and workforce base makes it a practical and attractive operational location.

POSITIONED ALONG A MAJOR ARTERIAL CORRIDOR WITH DIRECT ACCESS TO HIGHWAY 75 & HIGHWAY 169 RAMPS, THIS 1.28 MILLION SF CLASS A DISTRIBUTION FACILITY OFFERS EXCEPTIONAL FUNCTIONALITY, MODERN CONSTRUCTION, AND OUTSTANDING REGIONAL CONNECTIVITY.





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1,286,590±
TOTAL SF



49,368± SF OF OFFICE
LEVEL 1 - 23,589± SF
LEVEL 2 - 17,049± SF



COLUMN SPACING
50' X 50' TO 50' X 57,8"



71.89± ACRE SITE



107 TRUCK
PARKING SPACES



1,329 CAR
PARKING SPACES



ZONED (IM)
INDUSTRIAL
MEDIUM



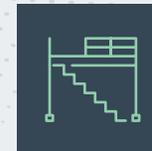
59 DOCK DOORS
WITH POWER LEVELERS,
SEALS & DOCK LOCKS



190' TRUCK
COURT DEPTH

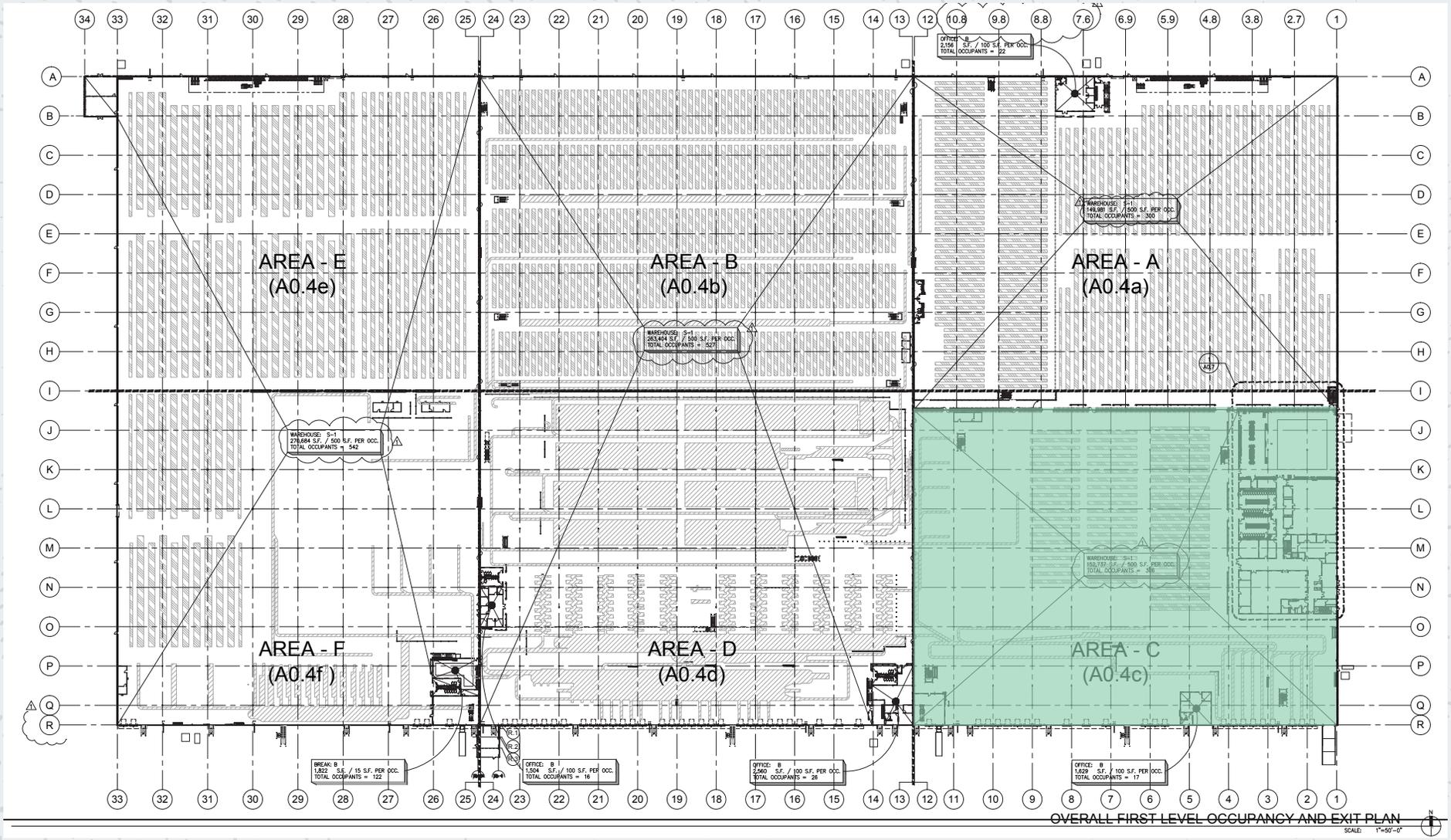


32' CLEAR HEIGHT



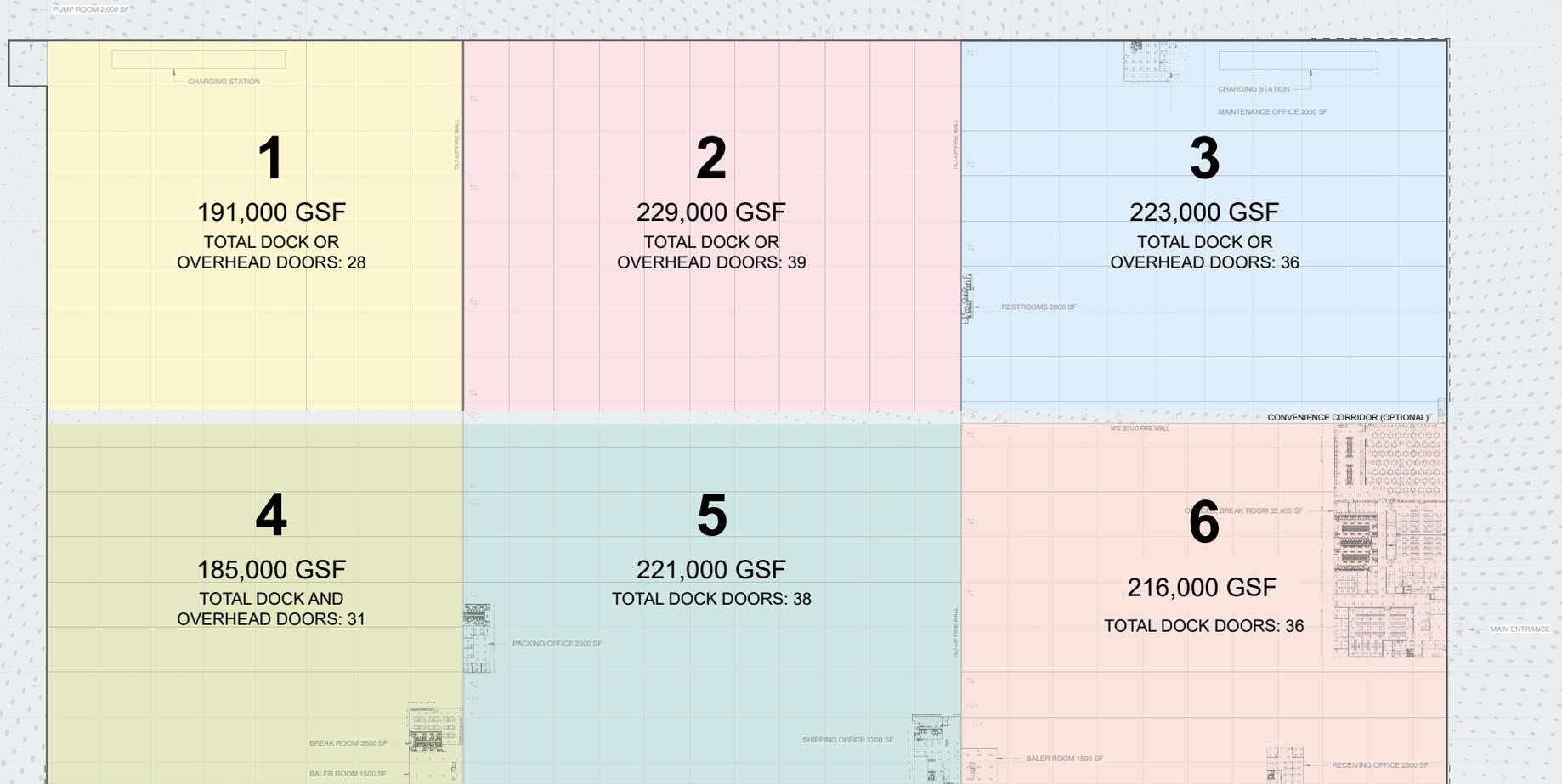
216,075± SF OF
CONCRETE MEZZANINE
18' CLEAR HEIGHT BELOW
12.5' CLEAR HEIGHT ABOVE

AS-BUILT



- 216,075± CONCRETE MEZZANINE
- 18' CLEAR HEIGHT BELOW
- 12.5' CLEAR HEIGHT ABOVE

CONCEPTUAL PLAN



SITE





7120
E 76TH ST N

TULASI COMMERCE
PARK

OWASSO

PORT OF CATOOSA

TULSA INTERNATIONAL
AIRPORT

TULSA RACEWAY PARK

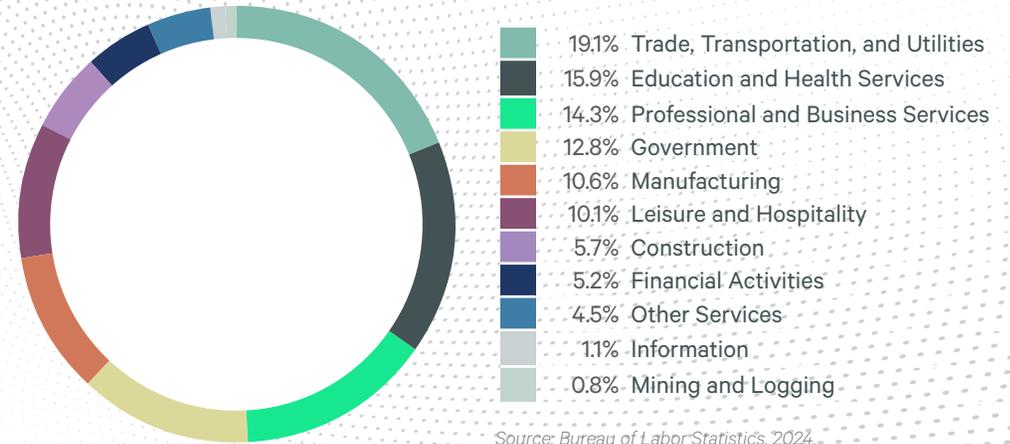
DOWNTOWN TULSA

WHY TULSA?

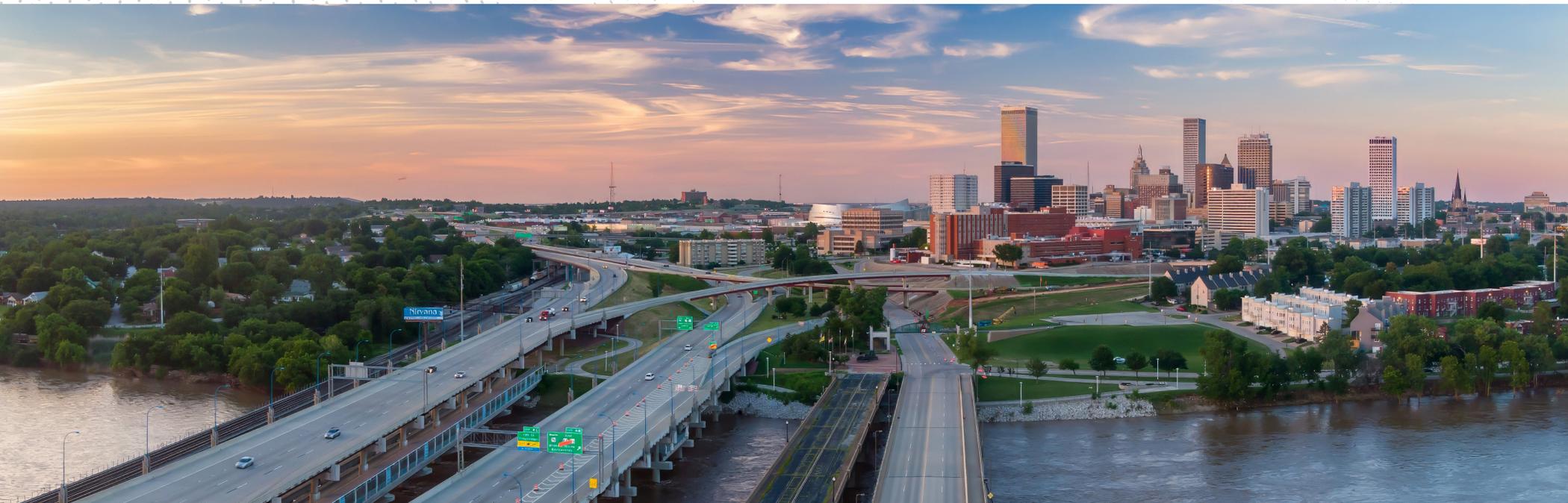
With just over one million residents, the Tulsa metropolitan area continues to see steady growth. This growth didn't happen by accident – the City of Tulsa has invested over \$884 million in public safety, economic development, education, health care and other capital improvements to make Tulsa a world-class city where people want to live.

Tulsa, coined as the 'world's largest small town', is famous for its culture and deep love of the arts with a vibrant film, music, and art scene, and for having one of the nation's largest collections of art deco architecture. It's no surprise that the leisure & hospitality industries in Tulsa continuously experience a high percentage change year after year.

Tulsa has a dynamic economy, supported by a workforce of nearly 500,000 people. The trade, transportation and utility industries dominate the market, but education, health, business and government also play significant roles. At \$60 billion, Tulsa's GDP value is in the top 100 in the nation.



Source: Bureau of Labor Statistics, 2024.



7120

E 76TH ST N

OWASSO, OK



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