

FOR LEASE | 1004 N Victor Ave Tulsa, OK 74110

Crane-Served Industrial Facility | 9,216 SF | IL Zoning | Turnkey Ready

Property Overview

- Size: 9,216 SF total (950 SF office)
- Zoning: IL Light Industrial
- Clear Height: 24' (30' sidewalls)
- Crane: 5-ton bridge crane + gantry system
- Power: 3-Phase, 480V, 400A
- Year Built: 1998
- Lot Size: 0.33 Acres
- Doors: Pull-through grade-level overhead doors
- Utilities: Central HVAC, city water/sewer, high-bay lighting

Interior Buildout

- Entry office, private office, break room, and two restrooms
- Kitchenette with full cabinet set and refrigerator
- Modern panel wall with clean conduit and labeled systems
- Dual-shop layout for split operations or expansion
- Crane-equipped bay with excellent height and lighting

Lease Terms

- Rate: \$7.50/SF/YR (NNN)
- Availability: Immediate
- Term: Flexible

Strategic Location

- Easy access to Hwy 75, I244, and Downtown Tulsa
- Situated in North Tulsas industrial corridor
- Surrounded by trade users, manufacturers, and warehouse operators

Contact

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Property Photos & Floor Plan

