



**FOR LEASE**

Industrial | \$8.50/SF + NNN | +/- 5,625 SF

# 8515 S REGENCY DRIVE

8515 S. Regency Drive, Tulsa, OK 74131

Zoned Rural Commercial | Located in Creek County

## Property Overview

8515 S Regency Drive is a ± 5,625 SF Industrial Building located off W. 81st & Regency Drive. Excellent location for many industrial uses located in the area. Part of an Industrial property located on Regency Drive just off W 81st St. in Tulsa, OK. The fully fenced 5.03 acre property currently consists of 3 warehouse buildings totaling 11,505 RSF. Ideally situated in one of Tulsa's core industrial corridors in West Tulsa. This ideal location provides easy access to I-44 & Turner Turnpike located just north of I-44 & West 81st Street in Creek County.



Value Add Opportunity with potential to build additional square footage on unimproved land. 2 buildings are currently Leased and 1 newly constructed +/- 5,625 SF building is currently For Lease.

- ± 5,625 SF Industrial Building
- ± 5,000 SF Warehouse
- ± 625 SF Office

- New Construction- Steel Structure, Fabricated Metal Building
- Partially Hard Surfaced Compacted Gravel
- Partially Fenced and Gated Industrial Park
- 14' Side Walls; 20' Center
- (3) 14' x 14' Overhead Doors (OHD) with Pull Thru Capability
- 3-Phase Power
- Located in Creek County
- 3 existing buildings (5-6 total projected)
- \*Pre-Leasing 3-10K SF New Construction (6-7 mo. turn around from lease execution)

**CARA LEIGH INGRAM**  
Commercial Real Estate Advisor

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# PROPERTY PHOTOS

FOR LEASE | Industrial | 5,625 SF  
8515 S. Regency Drive, Tulsa, OK 74131



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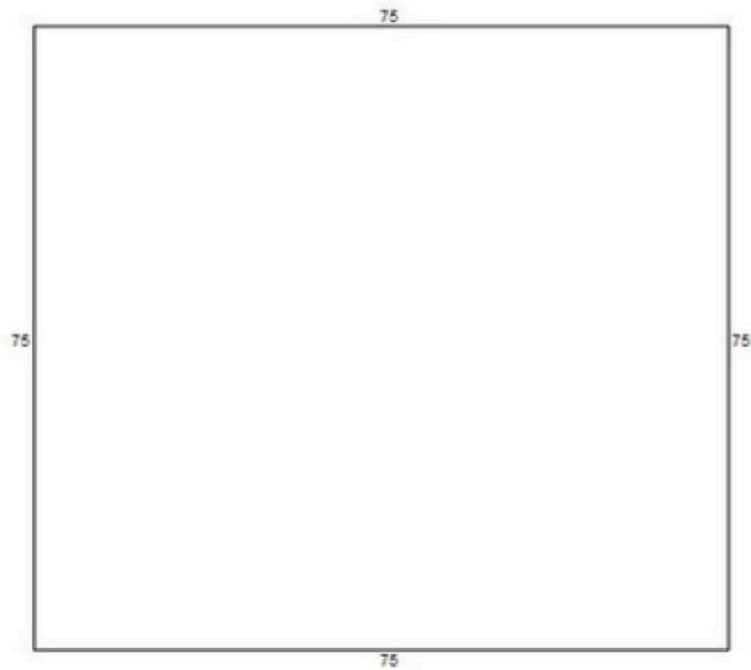
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# FLOOR PLAN

FOR LEASE | Industrial | 5,625 SF  
8515 S. Regency Drive, Tulsa, OK 74131



**+/- 5,625 SF**



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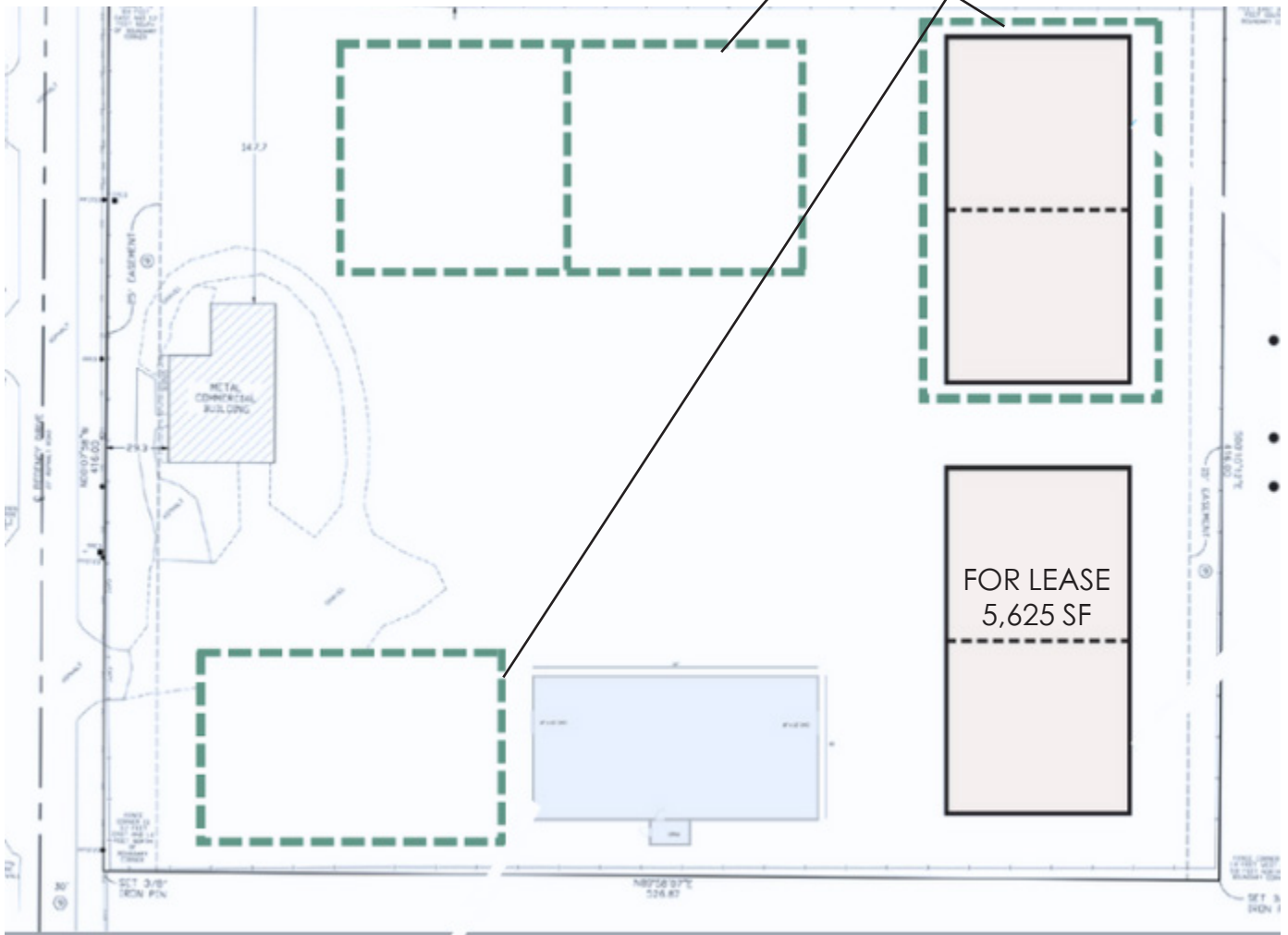


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# BUILD TO SUIT OPPORTUNITIES

FOR LEASE | Industrial | 3,000 - 5,625 SF - 10,000 SF  
Regency Industrial Park, Tulsa, OK 74131

BUILD TO SUIT OPPORTUNITIES  
FOR LEASE



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# LOCATION OVERVIEW

FOR LEASE | BUILD TO SUIT | INDUSTRIAL  
8515 S. Regency Drive, Tulsa, OK 74131



PROPERTY IS LOCATED IN INDUSTRIAL AREA OFF OF W. 81st



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