

# Warehouse/ Distribution

12322 East 55th Street  
Tulsa, OK 74134



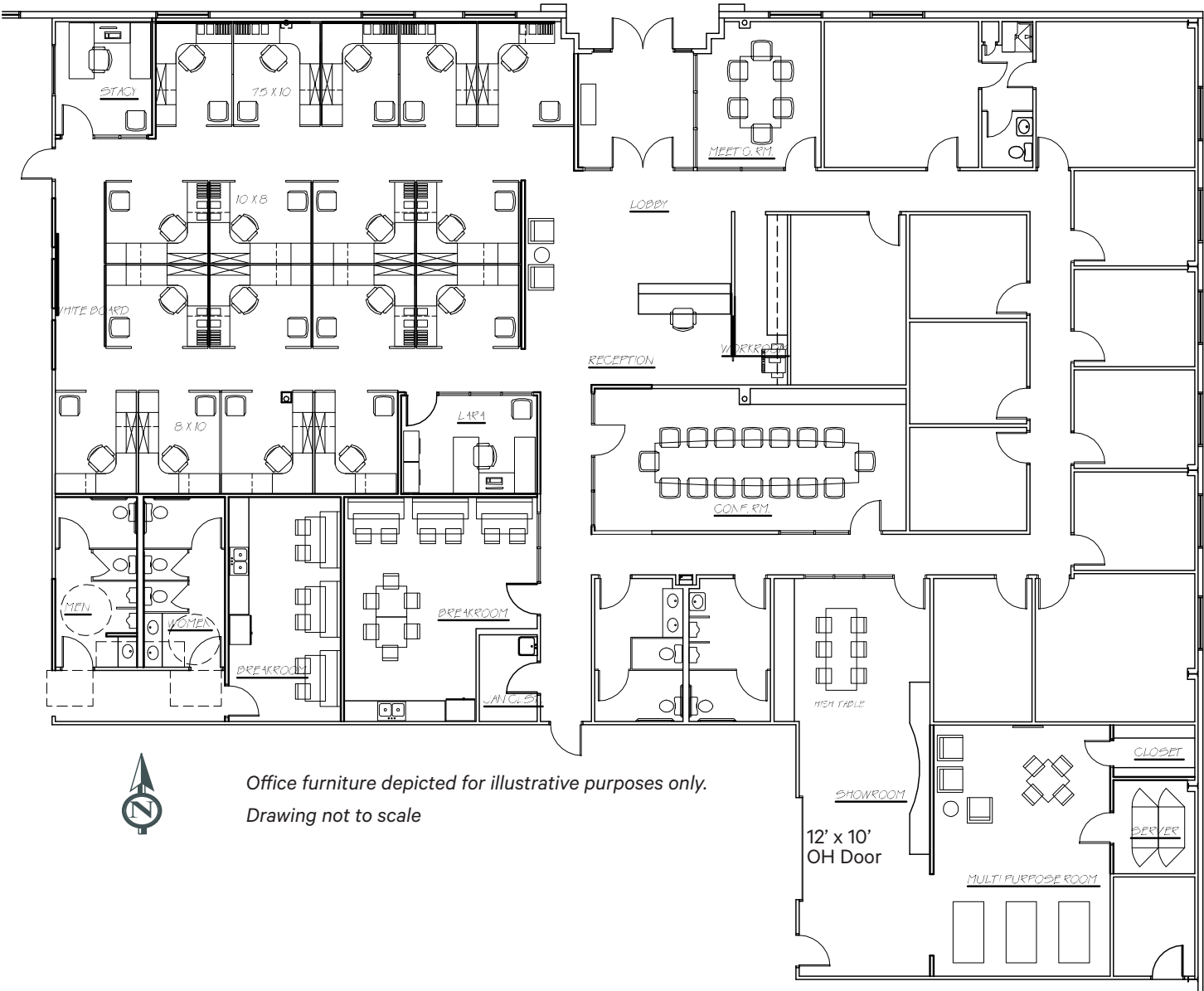
## Property Features

- + 71,060± SF Total Available\*
  - 62,150± SF Warehouse\*
  - 8,910± SF Office\*
- + (8) 9' x 9' Dock Doors with Levelers and Seals
- + (1) 12' x 16' Drive-In Door
- + 26' Clear Height\*
- + Column Spacing: 44' x 37'
- + Showroom with 12' x 10' OH Door to Warehouse
- + Fully Sprinklered
- + IL (Industrial Light) Zoning
- + 42 Striped Parking Spaces
- + 3.90± Acres\*
  - Potential Yard /Trailer Storage: 100'± x 300'±

\*Source: Assessor and Owner



Office Area



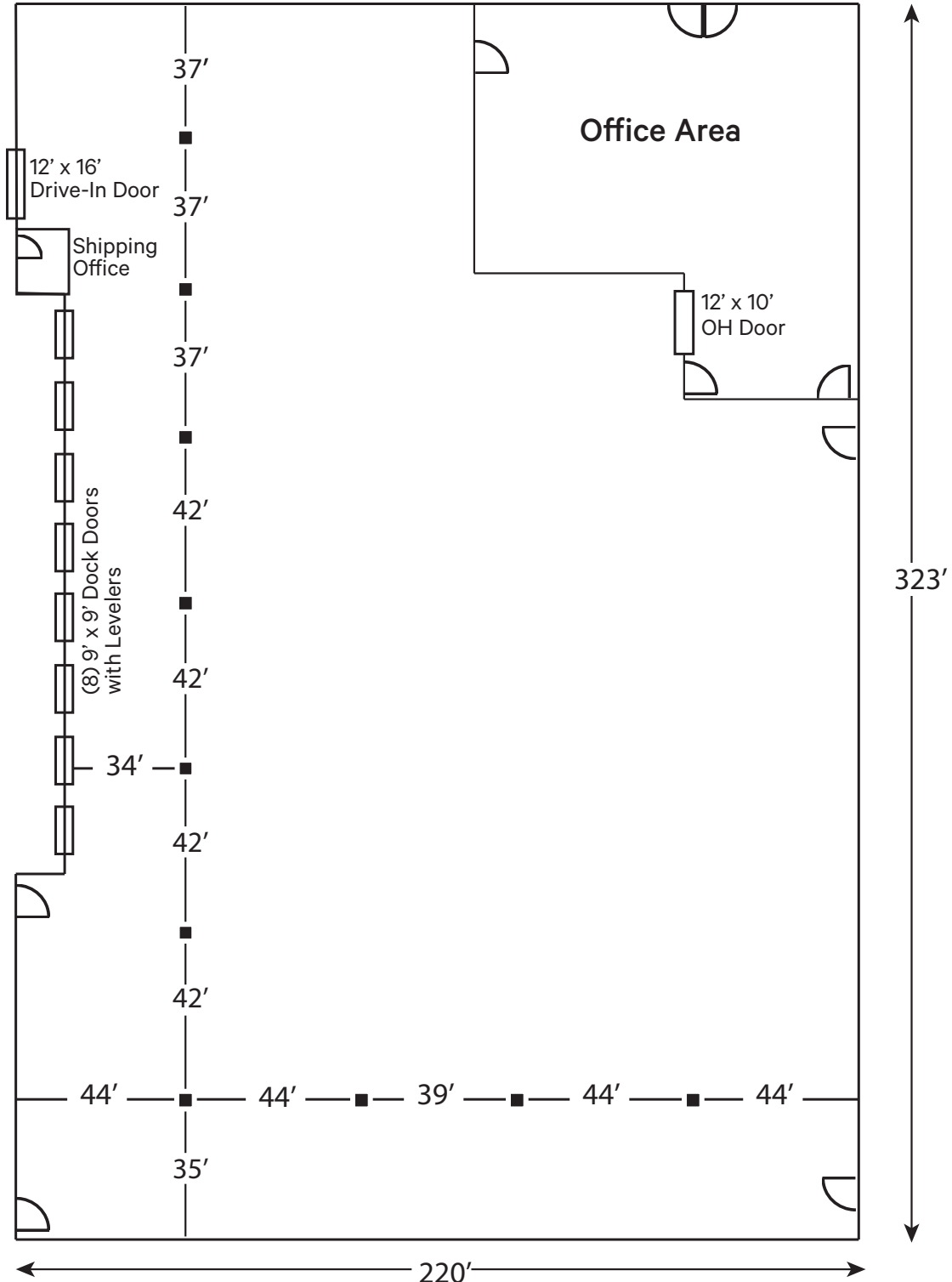
RECEPTION AREA



CONFERENCE ROOM

# Site Plan

East 55th Street South



Column spacing measured from outside of column. Not guaranteed for accuracy.

Drawing not to scale

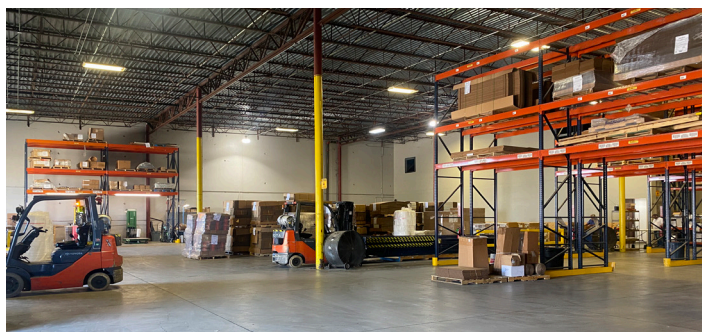




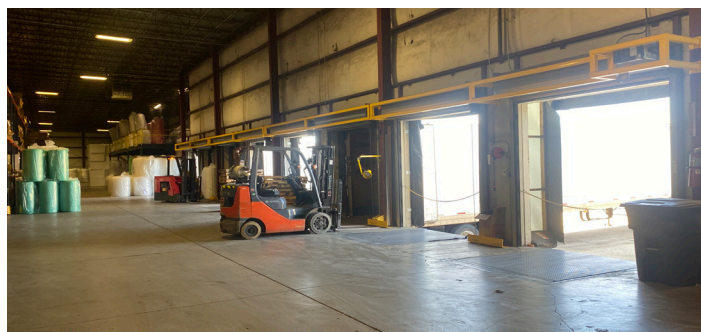
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# For Lease



**SHIPPING/RECEIVING AREA**



**(8) 9' X 9' DOCK DOORS WITH LEVELERS**



**(1) 12' X 16' DRIVE-IN DOOR**



**(8) 9' X 9' DOCK DOORS WITH LEVELERS & SEALS**

### Regional Distances

110± Miles from Oklahoma City

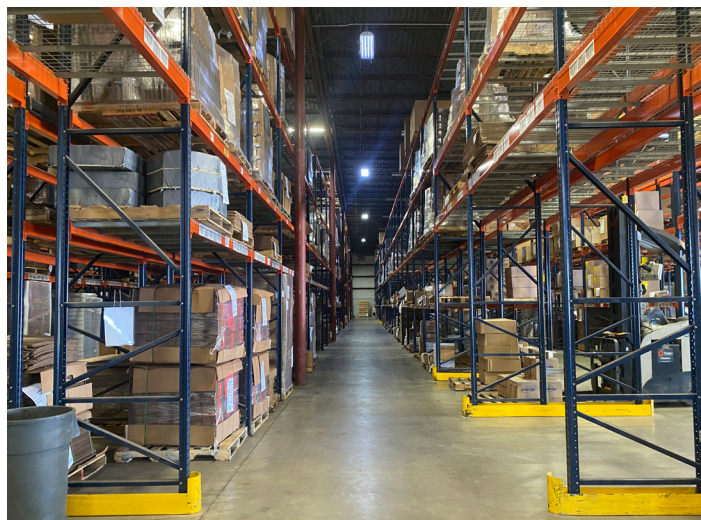
290± Miles from Dallas

270± Miles from Kansas City

390± Miles from Saint Louis

500± Miles from Houston

690± Miles from Chicago



**WAREHOUSE - 26' CLEAR**

## Contact Us

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