

WAREHOUSE SPACE FOR LEASE

1247 N. GARNETT RD. - TULSA, OK 74116

BAUER
& ASSOCIATES
REALTORS®



PROPERTY HIGHLIGHTS



Sheila Cooper
P) 918-665-1210

- SPACES AVAILABLE:
#C-4, #C-5, #C-6, #C-7, #C-8, #C-9
- EACH SPACE IS 40' X 30' (1200 SF)
- GATED PROPERTY
- LEASE INCLUDES UTILITIES (Excludes Janitorial)
- CONVENIENT HIGHWAY ACCESS
- NEAR TULSA INTERNATIONAL AIRPORT
- ZONED IL (Light Industrial)



2023 Demographics

Source: ESRI

	1 Mile	3 Miles	5 Miles
Population	2,207	34,313	121,310
Households	846	12,219	45,946
Average HH Income	\$59,880	\$61,221	\$62,029



Traffic Count

INCOG 2022

3,518 Vehicles per day

N. Garnett Rd.

7,239 Vehicles per day

E. Pine St.

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"A Leader in Tulsa Commercial Real Estate Since 1979"

Commercial - Industrial - Investment Property - Property Management

6846 S. Canton Ave., Suite 100, Tulsa, OK 74136 | Office 918.665.1210 | Fax 918.665.6462 | www.BauerTulsa.com

All statements herein are for information purposes only and are believed to be reliable; however, no warranty or representation is made as to the accuracy thereof and the same is submitted subject to errors, omissions, change of price, terms, conditions and prior sale or lease.

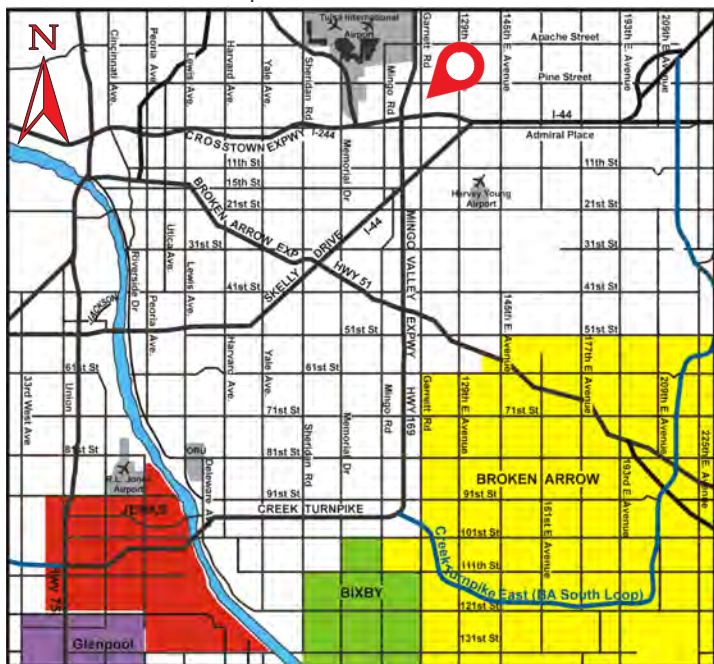
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Greater Tulsa Area Map



NEARBY BUSINESSES

NORDAM

QUIKTRIP

SHERWIN-WILLIAMS

PENSKE TRUCK RENTALS

GRANGER INDUSTRIAL

GARNETT STORAGE

PANCHO ANAYA BAKERY

CASA AMIGOS MEXICAN GRILL

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