

TULSA BUSINESS PARK

7202 - 7378 E 38TH ST TULSA, OK 74145



PROPERTY DESCRIPTION

Tulsa Business Park is a 206,400± SF light warehouse/flex industrial property centrally located with excellent exposure and access to Interstate 44 as well as Highway 51/Broken Arrow Expressway.

The property is comprised of twelve 17,200± SF buildings with each space enjoying both grade level and dock high loading. Office configurations vary by suite.

PROPERTY HIGHLIGHTS

- Available Space: 3,410 - 8,340± SF
- Loading Options: Dock-high & grade-level doors
- Ceiling Height: 16'+ clear
- Visibility: Monument and tenant signage available for each suite
- Zoning: IL
- Suite Features: Power and office layout vary by suite
- Upgrades: New roofs and exterior paint (2019), refreshed signage (2020)

OFFERING SUMMARY

Lease Rate:	\$6.50 SF/yr (NNN)
Number of Buildings:	12
Building Size:	17,200 SF
Available SF:	3,410 - 8,340 SF
Lot Size:	11.34 acres
Total SF:	206,400 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,012	38,149	111,264
Total Population	7,103	87,228	263,526
Average HH Income	\$66,209	\$73,556	\$85,045

JOSH LOVE

jlove@priceedwards.com
O: 918.394.1000 C: 918.978.2428

CHRISTIAN FUNK

cfunk@priceedwards.com
O: 559.307.9833

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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
7246-7248	Available	8,340 SF	NNN	\$6.50 SF/yr	8,340± SF Total 1,767± SF Office 6,573± SF Warehouse Two 8' x 8' Dock High Doors 16'± Clear Height New paint, flooring, lighting throughout in 2024
7344	Available	3,410 SF	NNN	\$6.50 SF/yr	3,410± SF 600± SF Office 2,810± SF Warehouse One 8' x 8' Dock High Doors 16'± Clear Height

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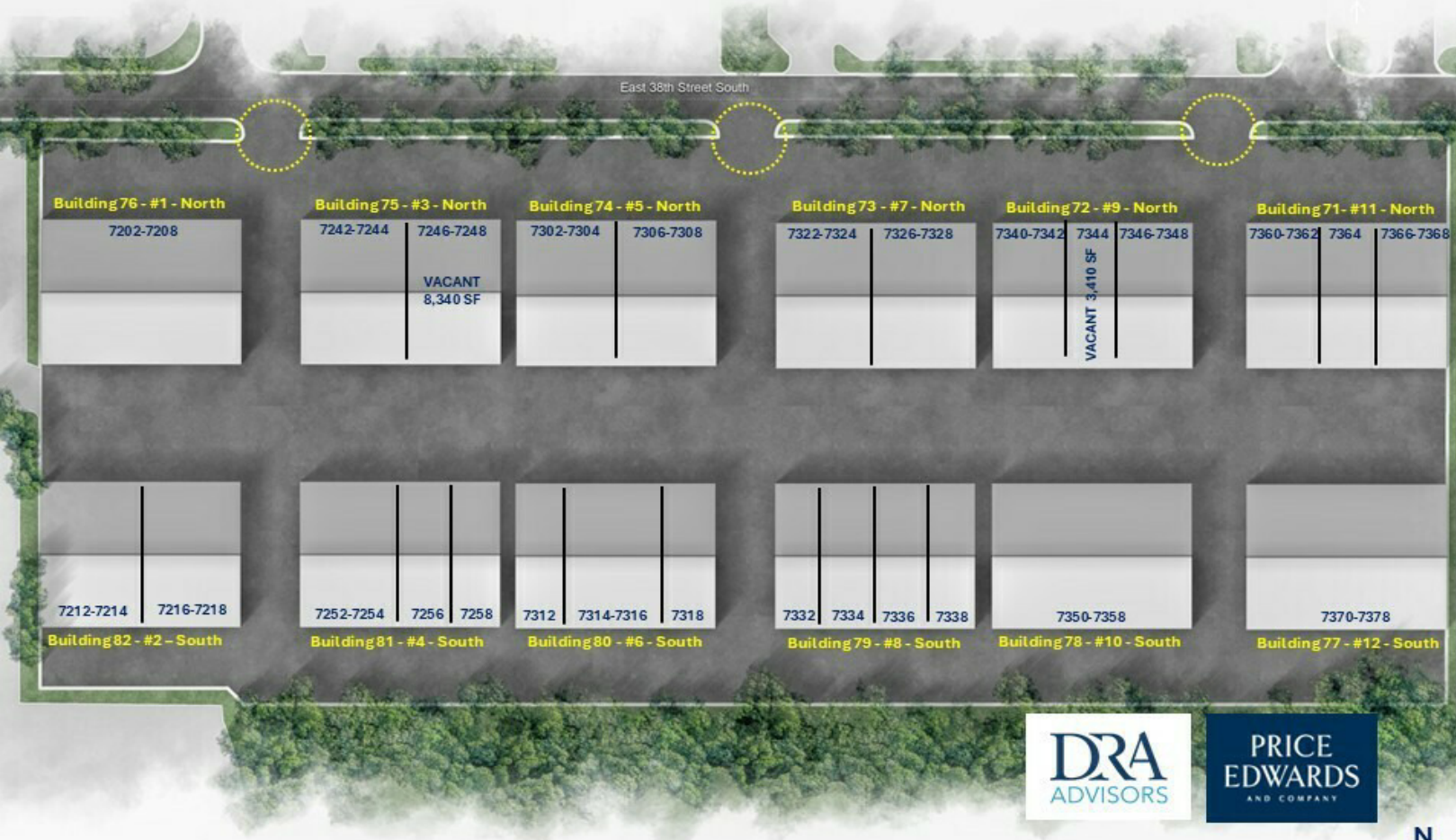
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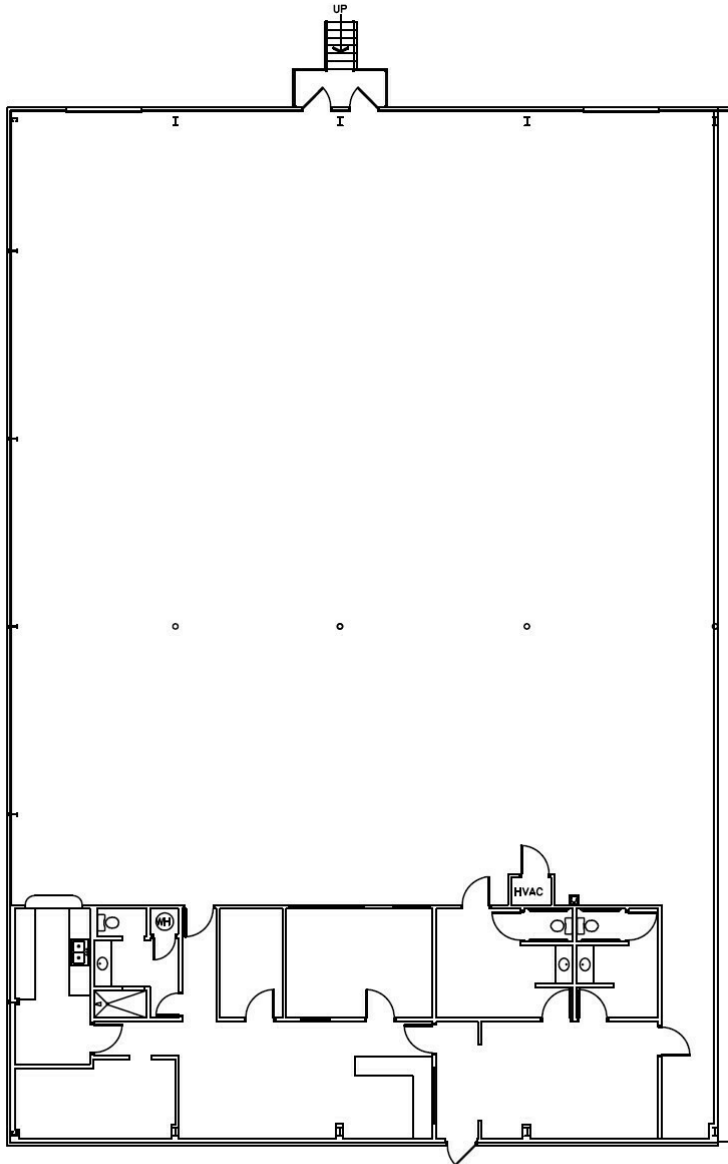


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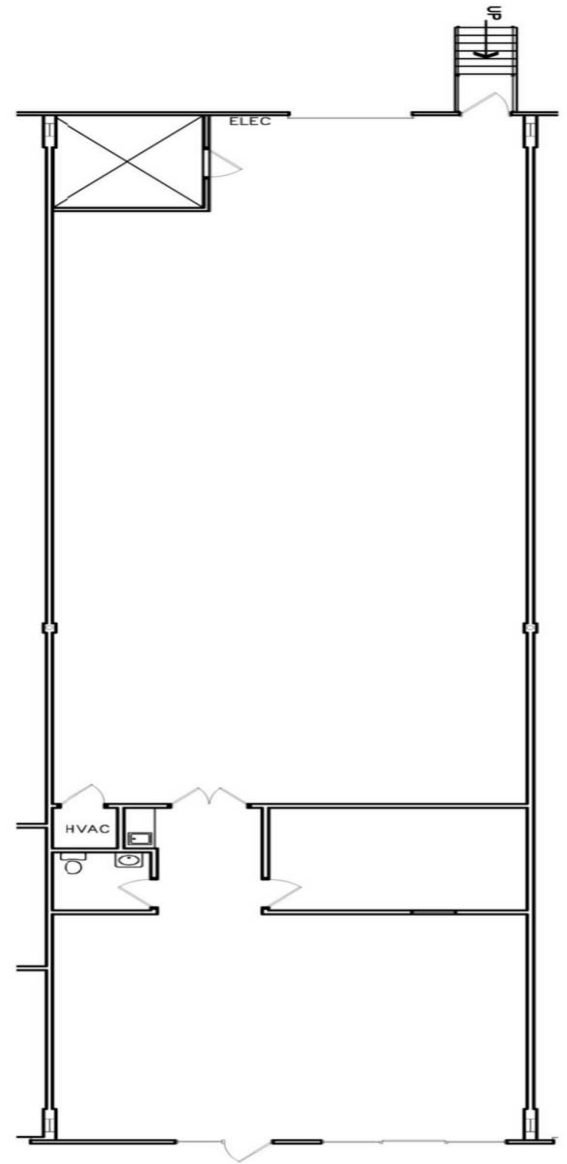
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SUITE 7246-7248
8340.00 U.S.F
(6,572.55 WAREHOUSE)
(1767.45 OFFICE)

A FLOOR PLAN 
SCALE: N.T.S. NORTH



7344

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Example Office



Example Warehouse

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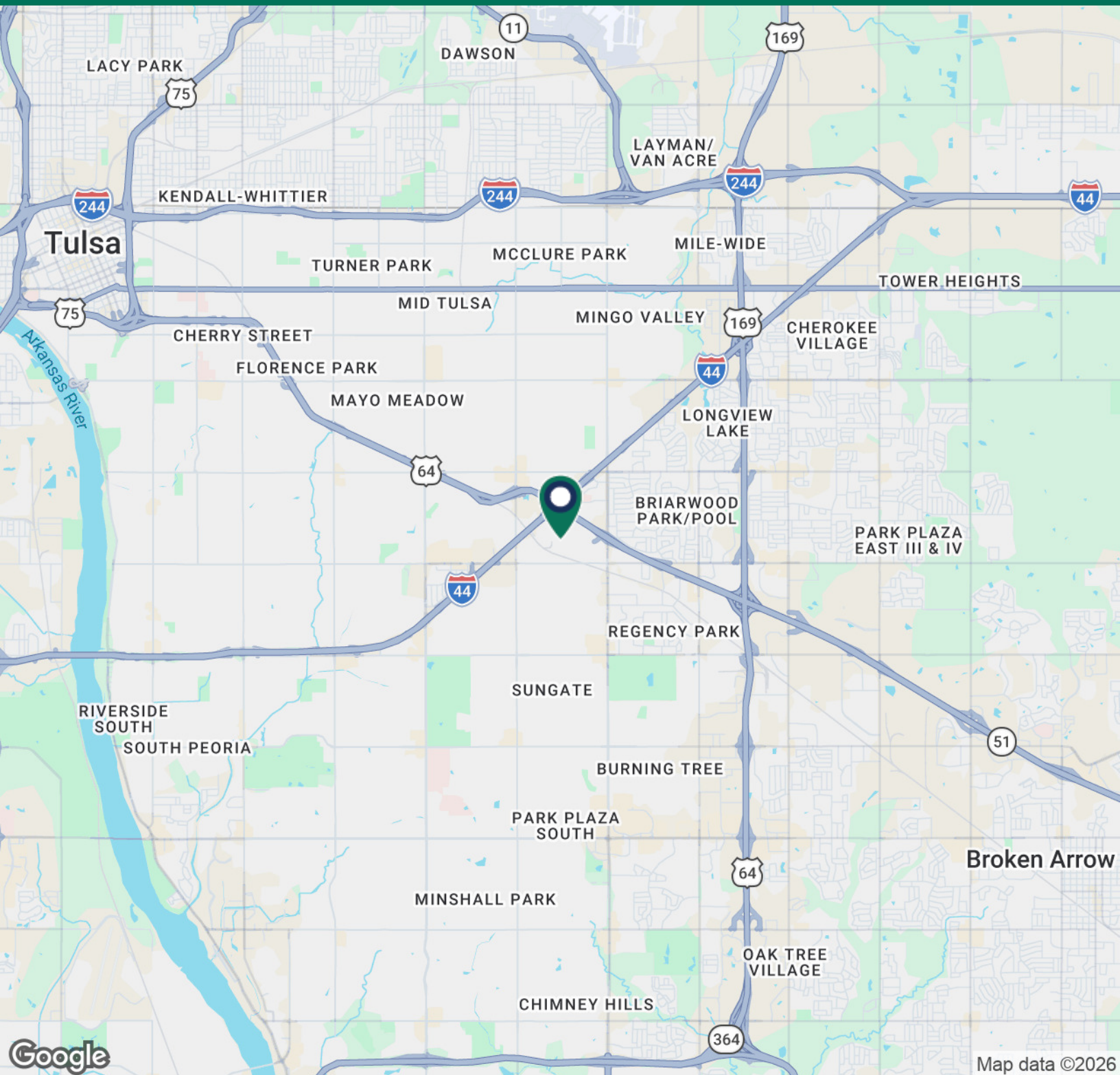
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