

GREENHILL LOGISTICS CENTER

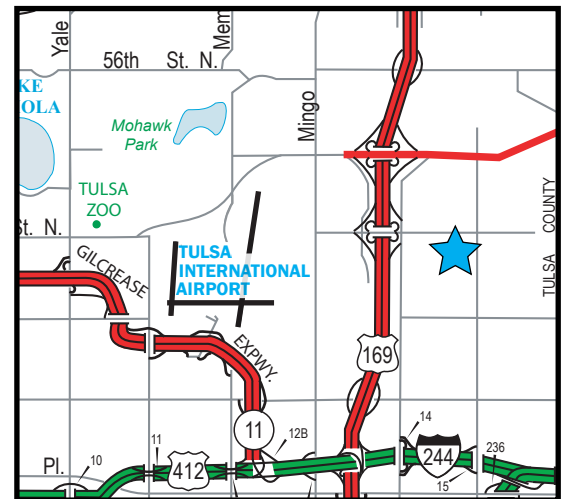


BUILDING PROGRESS: 11/7/2024

UNDER CONSTRUCTION: FOR LEASE

3995 N 125th East Avenue, Tulsa OK 74116

- Available Sq. Ft.: 70,192 Sq. Ft. to 393,089 Sq. Ft.
- Lot Size: 32.74 Acres
- Clear Height: 36'
- Building Depth: 520'
 - Typical Column Spacing: 54' x 50'
 - 60' Staging Bay
- Dock Doors: (73) 9' x 10' (includes heavy-duty tracks and Z-guards)
- Drive-In Doors: (4) 12' x 14' (includes heavy-duty tracks and Z-guards)
- ESFR Sprinkler
- Zoning: IH - Industrial Heavy
- Project completion December 2024



Area Map

The information contained herein is believed to be accurate but is not guaranteed as to accuracy and may change or be updated without notice.



5100 E Skelly Dr | Suite 1030 | Tulsa, OK 74135
(918) 280-9900 | EquitasRealty.com

Marco Placencia, CCIM, SIOR

Cell (918) 629-5091
E-mail Marco@EquitasRealty.com

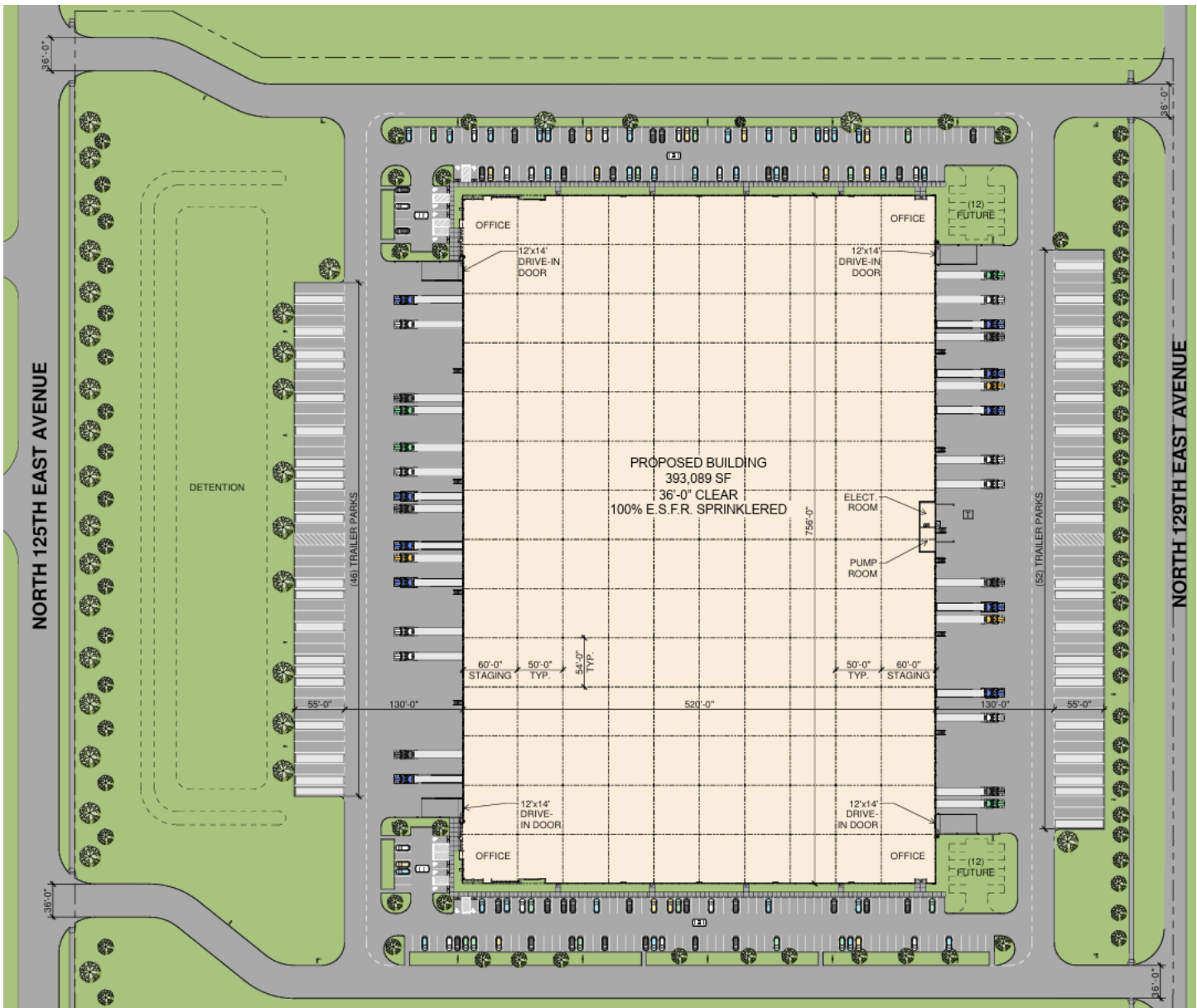


Garrett Dunn, CCIM

Cell (918) 764-5865
E-mail Garrett@EquitasRealty.com



Site Plan



- Cross-Dock Configuration
 - Trailer Parking Spaces: 98
 - Car Parking Spaces: 284
 - Up to 24 additional spaces available
 - 185' Truck Courts (Concrete)
 - 7" Reinforced Concrete Floor Slab
 - Dock Equipment: To-Suit Tenants Needs
 - Roof: 60mil TPO; R-20.5 Insulation
- WHSE Lighting:
 - Base level as part of Shell (168 fixtures)
 - Additional fixtures to suit Tenant needs
 - Roof-mounted powered exhaust fans
 - Developer-Controlled adjacent land for potential expansion
 - Pad-mounted Transformer/Gear for 4000 AMP, 480 Volt Service