

5313 E APACHE STREET
TULSA, OK 74115

LEASE RATE

\$6.00 / SF

NNN · ~\$2.00 EST. NETS



6,000 SF · SUITE A

3,000 SF · SUITE B

9,000 SF · WHOLE

FOR LEASE · PROPERTY FLYER

JUNE 2026

DIVISIBLE SHOP & WAREHOUSE

Suite A 6,000 SF · Suite B 3,000 SF · or the whole 9,000 SF — \$6.00/SF NNN

A divisible industrial building on a fully fenced site in Tulsa's Apache corridor, minutes from Tulsa International Airport. Lease the climate-controlled 6,000 SF south suite (Suite A — 11'10" grid ceiling, HVAC, two restrooms, kitchenette, roll-up door), the insulated 3,000 SF north suite (Suite B — 14' clear, exposed ceilings, small office, ~500 SF covered storage, roll-up door), or the full 9,000 SF together. Each suite has its own entrance and restroom access, with a stabilized lay-down yard and parking for 30+ cars.

PRESENTED BY

Thomas Carlson
Managing Broker · CCIM
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OK REAL ESTATE LIC. #180271

PROPERTY TYPE

Industrial
Flex / Shop

DIVISIBLE

6,000 · 3,000
or 9,000 SF

TOTAL SF 9,000 SF	SUITE A · S 6,000	SUITE B · N 3,000	PER SF · NNN \$6.00	PARKING 30+ Spaces	STABILIZED YARD Fenced
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FOR LEASE · THREE WAYS

LEASE ONE SUITE OR THE WHOLE BUILDING

5313 E Apache Street · Tulsa, OK 74115

LEASE RATE
\$6.00 / SF
NNN · ~\$2.00 EST. NETS

SUITE A · SOUTH

6,000 SF

100' × 60' **\$3,000 / mo**

11'10" grid ceiling · HVAC · 2 restrooms · kitchenette · roll-up door

SUITE B · NORTH

3,000 SF

50' × 60' **\$1,500 / mo**

14' clear · insulated · office · ~500 SF covered storage · roll-up door

WHOLE BUILDING

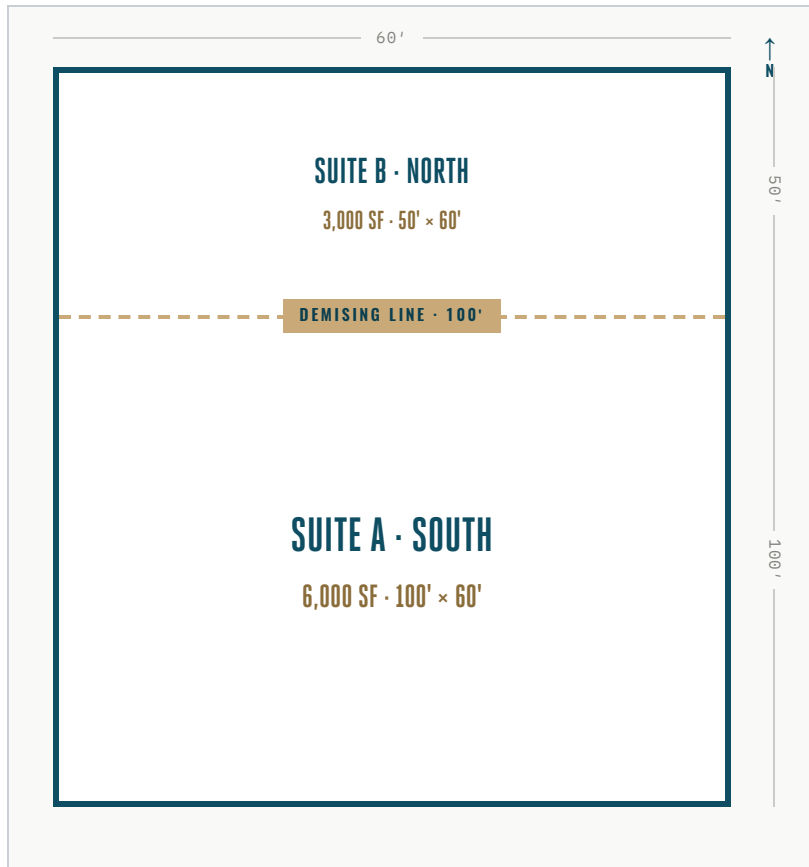
9,000 SF

150' × 60' **\$4,500 / mo**

Both suites combined · stabilized fenced yard · 30+ parking

Monthly figures are estimated base rent at \$6.00 / SF annually; nnn · ~\$2.00 est. nets additional. Tenant pays own utilities.

FLOOR PLAN · NORTH-UP



— ROLL-UP DOOR
 - - - DEMISING LINE
 ◇ POWER / AIR DROP
 OFFICE / RR / KITCHEN

THE SITE



- Fully fenced, stabilized lay-down yard
- Parking for 30+ cars on site
- Each suite has its own entrance & restroom access
- Minutes to Tulsa Int'l Airport & Gilcrease Expwy

30+ PARKING SPACES	Fenced STABILIZED YARD
\$6.00 PER SF · NNN	9,000 SF UNDER ROOF

SUITE A · SOUTH

CLIMATE-CONTROLLED SHOP & WAREHOUSE

6,000 SF

100' × 60'

SIZE 6,000 SF	GRID CEILING 11'10"	CLIMATE HVAC	DRIVE-IN DOOR Roll-Up
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SUITE FEATURES

- Own dedicated entrance
- Two restrooms
- Small kitchenette
- 11'10" grid ceiling
- Concrete floors throughout
- HVAC — climate controlled
- Power pole drops + compressed air throughout
- Roll-up garage door

SUITE B · NORTH

INSULATED WAREHOUSE WITH COVERED STORAGE

3,000 SF

50' × 60'

SIZE 3,000 SF	CLEAR HEIGHT 14'	EXPOSED CEILING Insulated	NORTH DOOR Roll-Up
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WAREHOUSE · CAGED AREA



INSULATED WAREHOUSE



NORTH ROLL-UP DOOR



SMALL OFFICE



COVERED STORAGE

SUITE FEATURES

- Own dedicated entrance
- Small office
- Conditioned space
- Landlord to add restroom
- Roll-up door at north end
- 14' clear height
- Insulated; exposed ceilings
- Concrete floors
- ~500 SF covered storage area
- Outdoor break space

LEASE SUMMARY

TERMS, LOCATION & CONTACT

A divisible industrial building in Tulsa's Apache corridor — lease a single suite or the whole 9,000 SF. Roll-up doors, concrete floors, a fully fenced stabilized yard and parking for 30+, minutes from Tulsa International Airport.

LEASE RATE

\$6.00 / SF

NNN - ~\$2.00 EST. NETS

Triple-net lease across all options, with estimated nets covering taxes, insurance and common-area maintenance. Tenant pays its own utilities.

CONFIGURATION

6 / 3 / 9

SUITE A · SUITE B · WHOLE

Lease Suite A (6,000 SF South), Suite B (3,000 SF North), or the full 9,000 SF building. Each suite has its own entrance and restroom access.

THE SITE

30+

PARKING · FENCED YARD

Fully fenced, stabilized lay-down yard with parking for 30+ cars. Roll-up doors on both ends; covered storage and outdoor break space on the north suite.

LOCATION · DRIVE TIMES

Tulsa Int'l Airport (TUL)	± 5 min
Gilcrease Expressway	± 3 min
Downtown Tulsa	± 12 min
Cherokee Industrial Park	Adjacent



LOCATION · APACHE CORRIDOR



FOR LEASING INFORMATION

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Information herein is from sources deemed reliable but is not guaranteed. Tenant to verify all measurements, systems, drive times and lease terms independently.