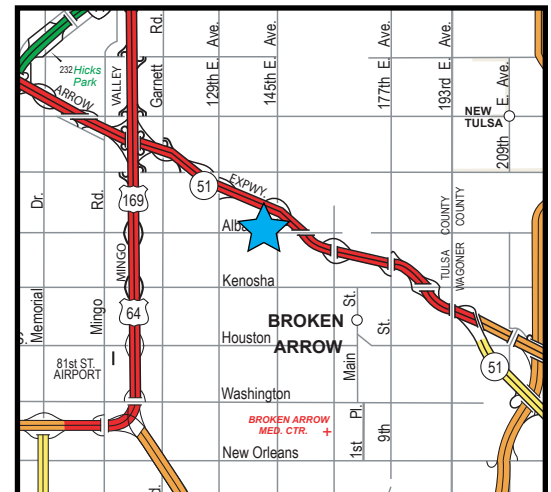


CLIMATE CONTROLLED INDUSTRIAL FACILITY FOR SALE



12518 E 60TH ST, TULSA, OK 74146

- 37,000 (±) Square feet total
 - 5,587 (±) Square foot office
- Fully climate controlled
- 24' Eave height
- 750KVA Transformer on site
- (4) Dock Doors
- (4) Drive-in Doors
- Approximately 70 striped parking spaces
- Designed to be divisible to four (4) 9,250 square foot spaces
- Industrial Light (IL) Zoning
- 2.38-Acre Lot



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.

Contacts:

Marco Placencia, CCIM, SIOR

Cell (918) 629-5091

E-mail Marco@EquitasRealty.com

Garrett Dunn, CCIM

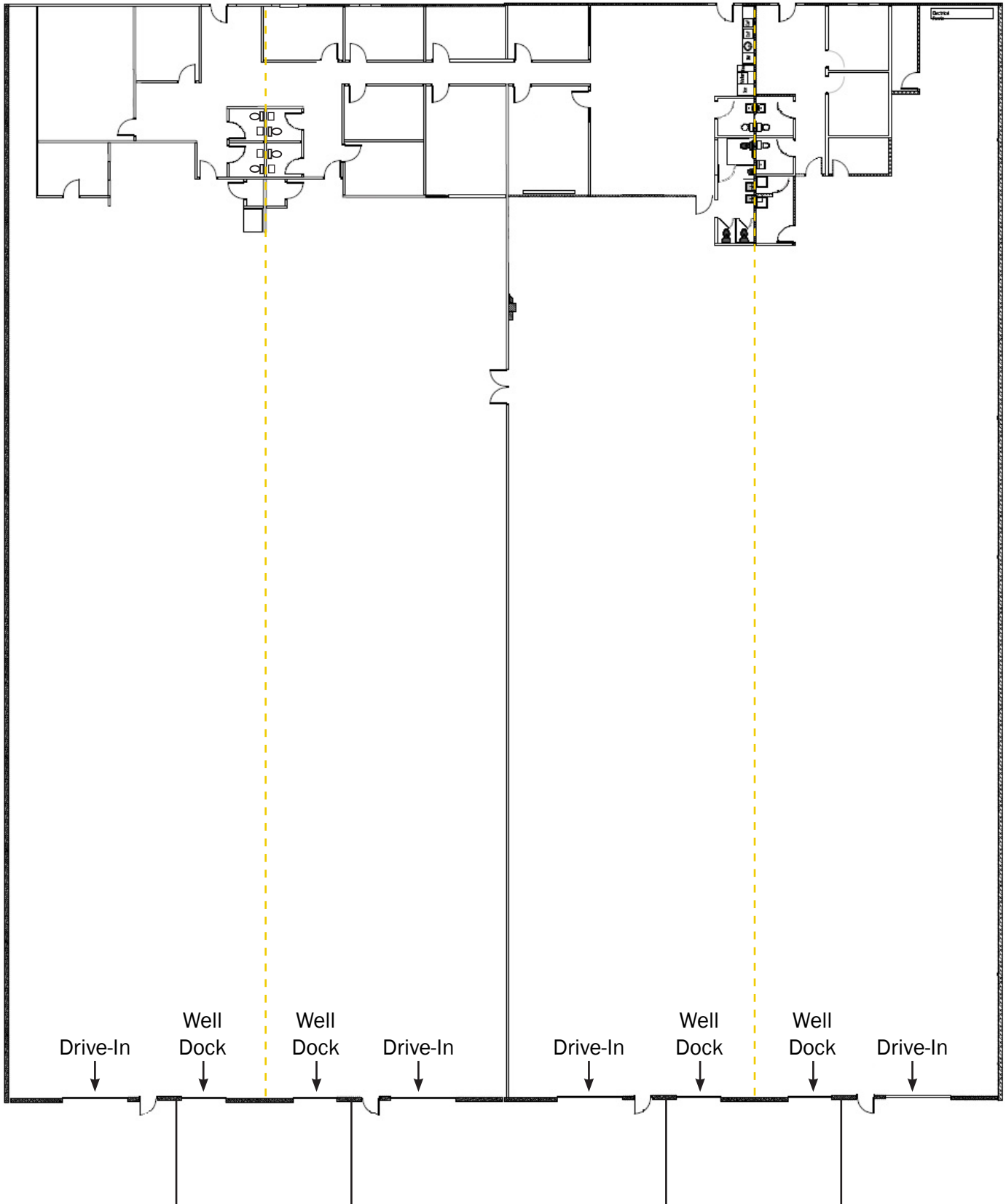
Cell (918) 764-5865

E-mail Garrett@EquitasRealty.com

AERIALS



Floorplan



Dotted line shows planned division locations.

Building was designed to be divisible as small as four (4), 9,250 square foot spaces. Each with one dock door and one drive-in door.

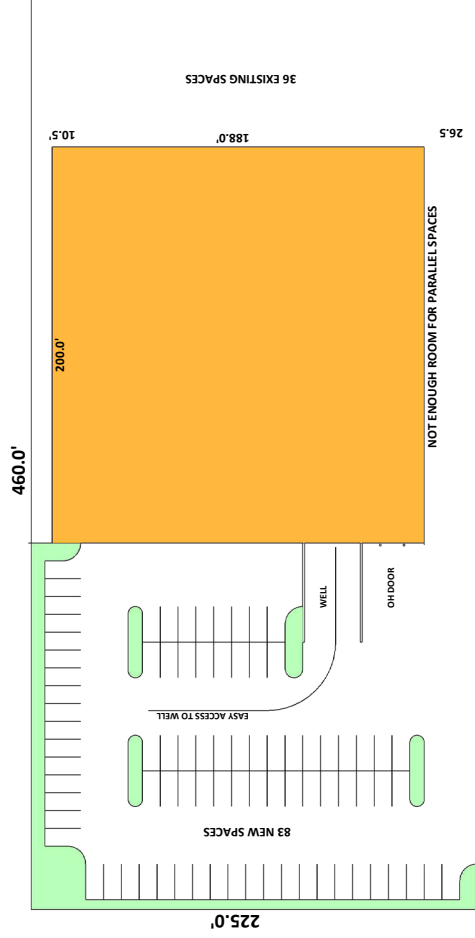
Conceptual Parking Plan

ASSUMES THAT WEST WELL
WILL BE FILLED.
IF NOT FILLED, LOSE 18 SPACES
IF LANDSCAPING IS NOT REQUIRED,
ADD 4 SPACES
LAYOUT IS BASED ON 65' BAYS
WITH 9' WIDE SPACES



option 1
116 SPACES

ASSUMES THAT WEST WELL
WILL BE FILLED.
IF NOT FILLED, LOSE 8 SPACES
IF LANDSCAPING IS NOT REQUIRED,
ADD 4 SPACES
LAYOUT IS BASED ON 65' BAYS
WITH 9' WIDE SPACES



option 2
119 SPACES

| NO. | DATE | REVISIONS |
|-----|------|-----------|
| 1 | | |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |