

SKYLAND /OFFICE-WAREHOUSE SPACE FOR LEASE



5130 - 5159 S. 94th E. Ave. - Tulsa, OK 74145

PROPERTY HIGHLIGHTS

- **SPACE AVAILABLE: #5136 (3,750 SF)**
- **10' X 12' OVERHEAD DOORS**
- **PROFESSIONALLY MANAGED**
- **FULLY INSULATED**
- **COMPETITIVE RENTAL RATES**
- **GREAT LOCATION**

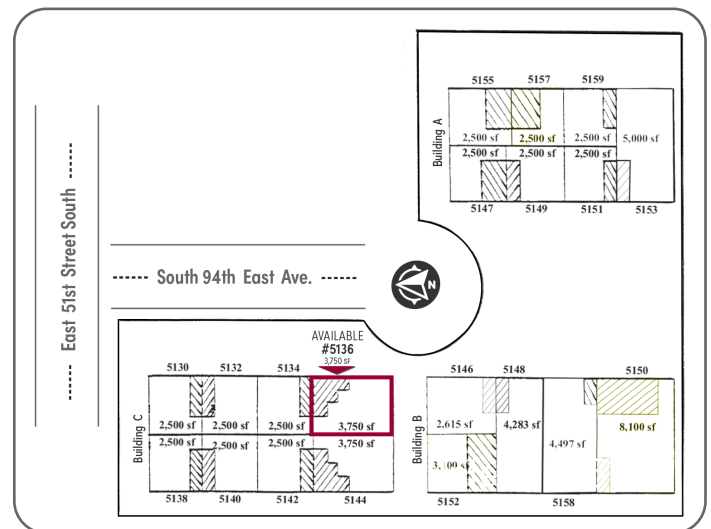
All units have air conditioned offices, two restrooms, including one handicap, and a water cooler. The warehouses have 14' eave heights and gas heat. The buildings are clear span, fully insulated and have skylights. Some spaces have extra plumbing and heavy electric service. The large parking areas are all concrete and lighted. Landscaping is maintained by the landlord.

16,486 Vehicles per day	-	E. 51st St.
17,723 Vehicles per day	-	S. Mingo Rd.

TRAFFIC COUNT - SOURCE INCOG 2025



Bauer & Associates, Inc.
P) 918-665-1210



	1 MILE	3 MILES	5 MILES
POPULATION	6,254	96,696	253,781
HOUSEHOLDS	2,676	40,433	105,722
AVERAGE HH INCOME	\$66,063	\$80,601	\$96,351

DEMOGRAPHICS - SOURCE ESRI 2025

BAUER & ASSOCIATES, REALTORS®
 "A LEADER IN TULSA COMMERCIAL REAL ESTATE SINCE 1979"
 Commercial - Industrial - Investment Property - Property Management

6846 S. Canton Ave., Suite 100, Tulsa, OK 74136
 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.

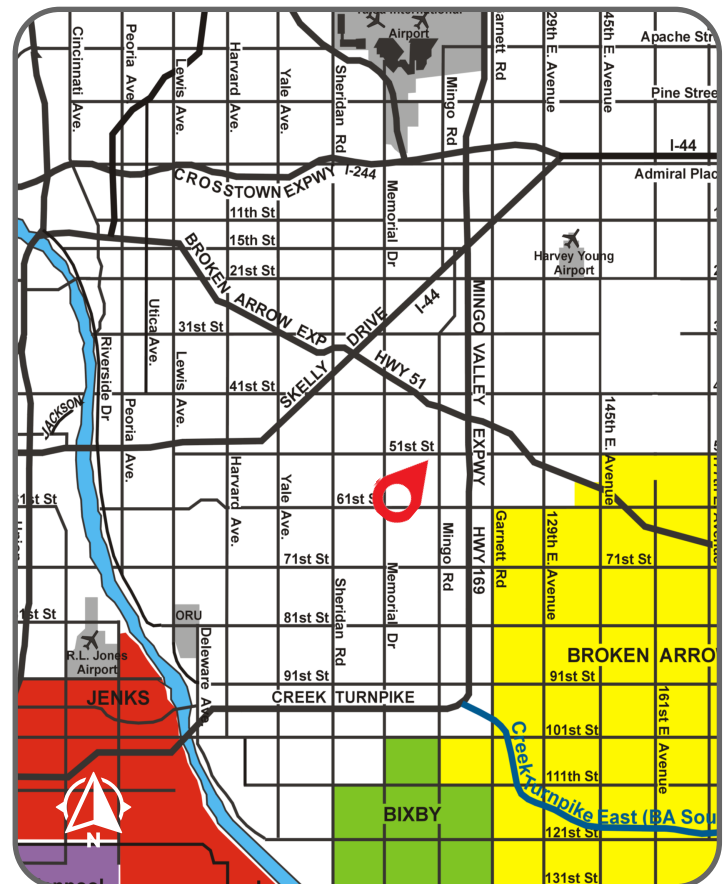
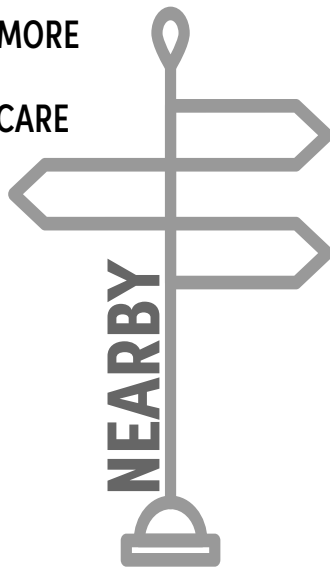
Office 918-665-1210
 Fax 918-665-6462
www.bauertulsa.com

SKYLAND / OFFICE-WAREHOUSE

5130 - 5159 S. 94th E. Ave. - Tulsa, OK 74145



- QUIKTRIP
- APOLLO'S MARTIAL ARTS
- ALFRED'S MEDITERRANEAN GRILL
- METRO APPLIANCE & MORE
- CONCENTRA URGENT CARE
- NAPA AUTO PARTS
- TAQUERIA LA CABANA
- MAACO AUTO BODY
- AVB BANK
- CHEERZ PUB



BAUER & ASSOCIATES, REALTORS®

"A LEADER IN TULSA COMMERCIAL REAL ESTATE SINCE 1979"

Commercial - Industrial - Investment Property - Property Management

6846 S. Canton Ave., Suite 100, Tulsa, OK 74136

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.

Office 918-665-1210

Fax 918-665-6462

www.bauertulsa.com