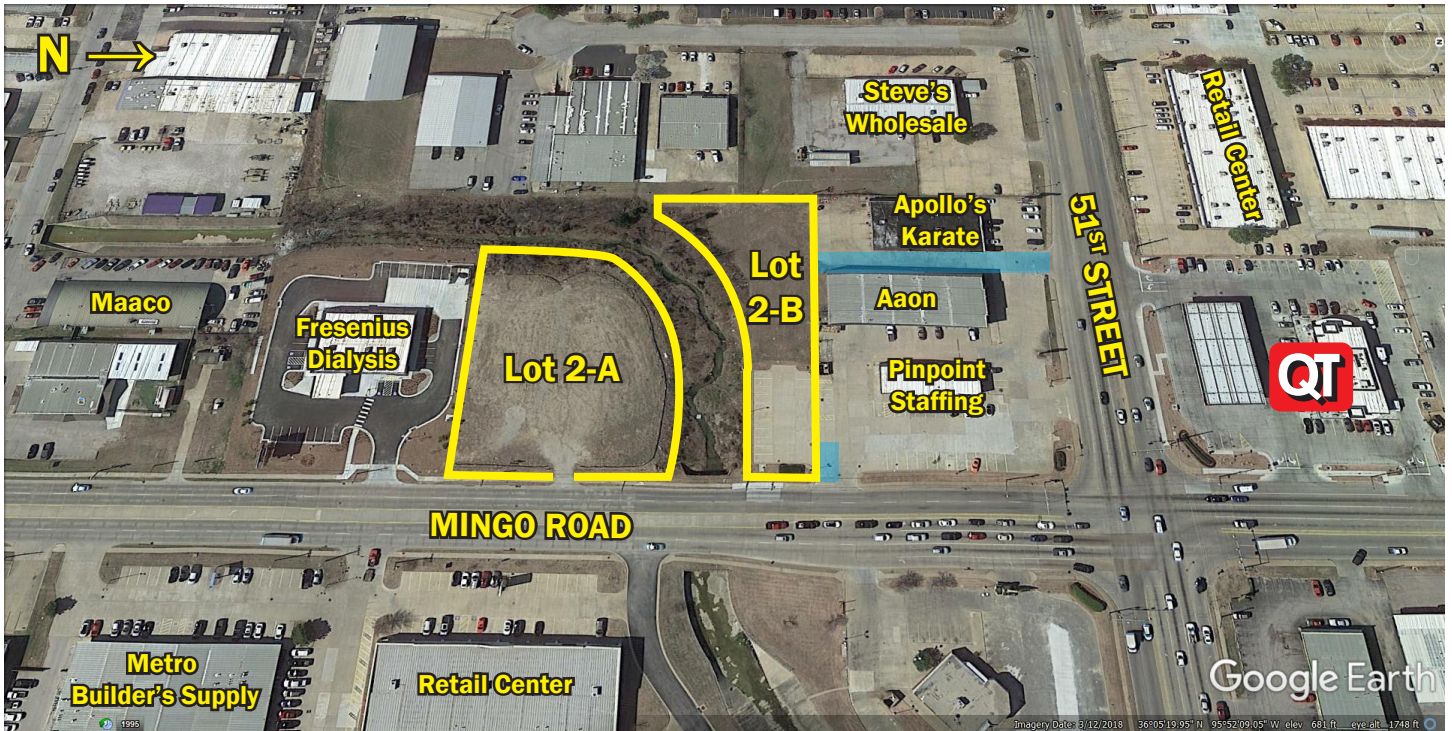


PRIME INDUSTRIAL/COMMERCIAL MINGO LOTS FOR LEASE OR SALE



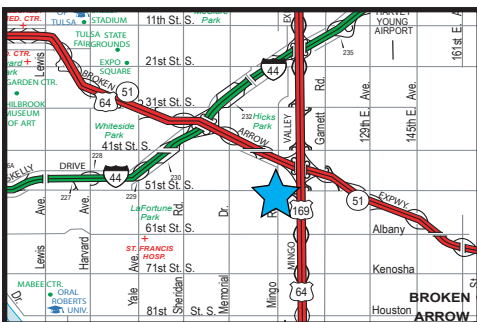
52ND AND SOUTH MINGO ROAD, TULSA, OK

SIZES

- Lot 2 – 85,076 SF±
(1.95 acres net usable)
 - Lot 2-A: 49,542 SF±
 - Lot 2-B: 35,534 SF±
- (lot dimensions, plat map on back)

FEATURES

- Prime off-corner land site(s) south of 51st & Mingo
- New Plat and Zoning in place; Lot 2-B to be replatted by owner
- Zoned Industrial Light (IL) and Commercial Shopping (CS)
- All public utilities to Site
- Stormwater fees to be paid by Owner
- Lot 2 separation requires city approved Lot Split, provided by owner
- Lot 2-B includes:
 - 9,000 SF± paved parking surface
 - Dual access easements from Mingo Road and 51st Street
 - CS Zoning to front section, IL Zoning to back
- Growing mixed use southeast Tulsa service corridor
- New medical, retail, showroom, office and industrial nearby
- 5-Lane arterial Mingo Road with no medians
- Convenient ½ mile access to US 169 and BA Expressway



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

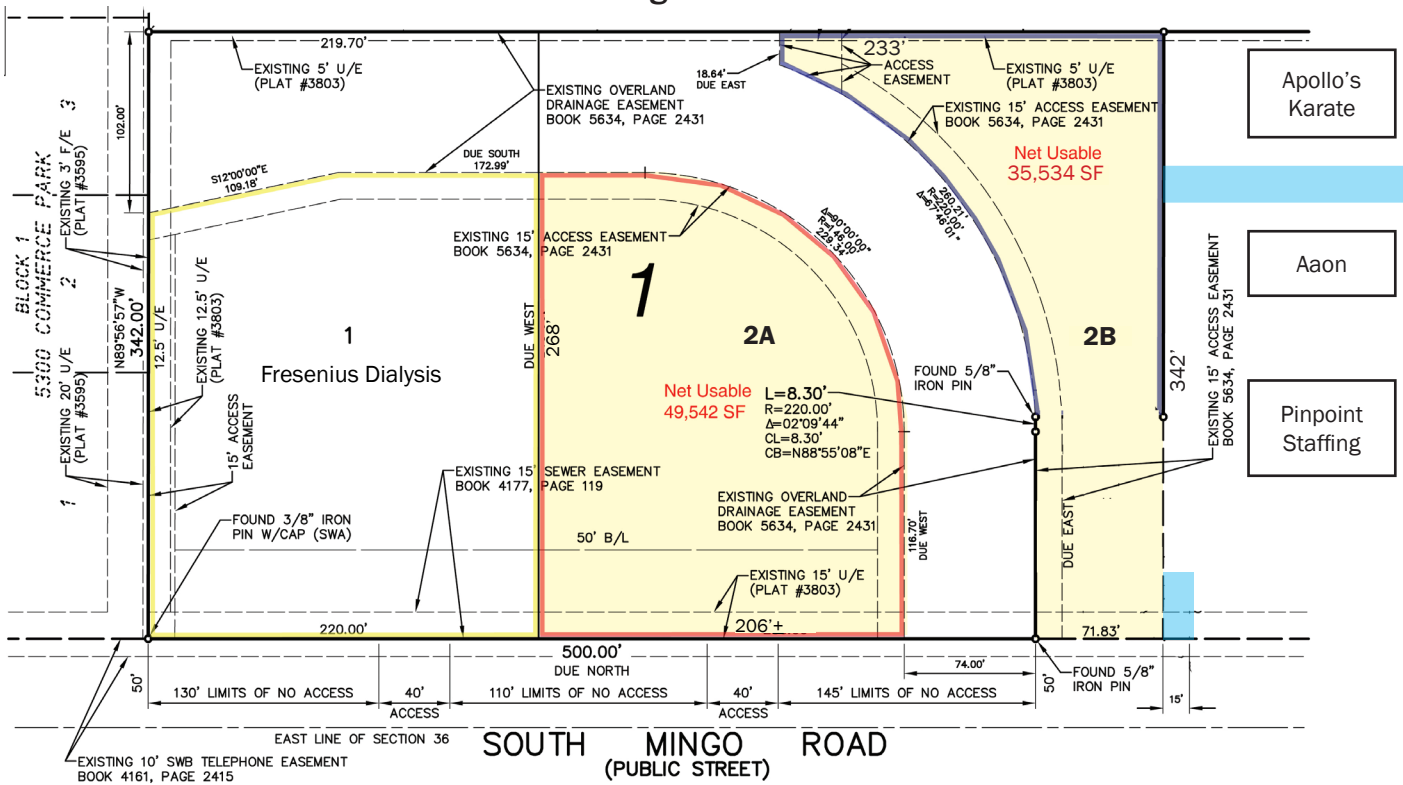
Contact: Monty Berry, CCIM

Office (918) 280-9900 | Cell (918) 695-4162 | Fax (918) 280-9902
E-mail Monty@EquitasRealty.com

Aerial



Revised Plat Map 5200 Mingo Commercial



All lot sizes shown are approximate net usable, within the drainage easement boundary.

* Lot numbering is conceptual, final legal description/platting to be made by owner.

- Mutual access easement off Mingo Road and 51st Street to Lot 2-B