



2601-2703 Dawson Rd, Tulsa, OK 74110

Property Description

Versatile leasing package featuring three industrial properties on Dawson Rd in Tulsa, OK. The properties at 2703 Dawson Rd (19,087 SF), 2609 Dawson Rd (20,464 SF, including an 800 sq. ft. storage building), and 2601 Dawson Rd (19,058 SF) offer expansive warehouse areas and 5-ton cranes, ideal for manufacturing or distribution. These well-maintained and secure facilities also provide plentiful yard space and easy access for trucks and large vehicles. With their prime location, these properties present a strong opportunity for businesses seeking industrial spaces.

Property Highlights

- Warehouse area with multiple high bay traveling bridge cranes
- Expansive laydown yard for storage or operations
- Prime location for convenient access to major transportation routes and Tulsa International Airport
- Ideal for manufacturing or distribution businesses

VIDEO

Location Description

Located in the heart of Tulsa, this prime industrial area offers convenient access to major transportation routes, including Interstates 244 and 44. Nearby points of interest include the Tulsa Port of Catoosa, one of the largest and most inland ice-free ports in the U.S., providing access to international markets. The area is also in close proximity to Tulsa International Airport, providing easy access for shipping and logistics.

Offering Summary

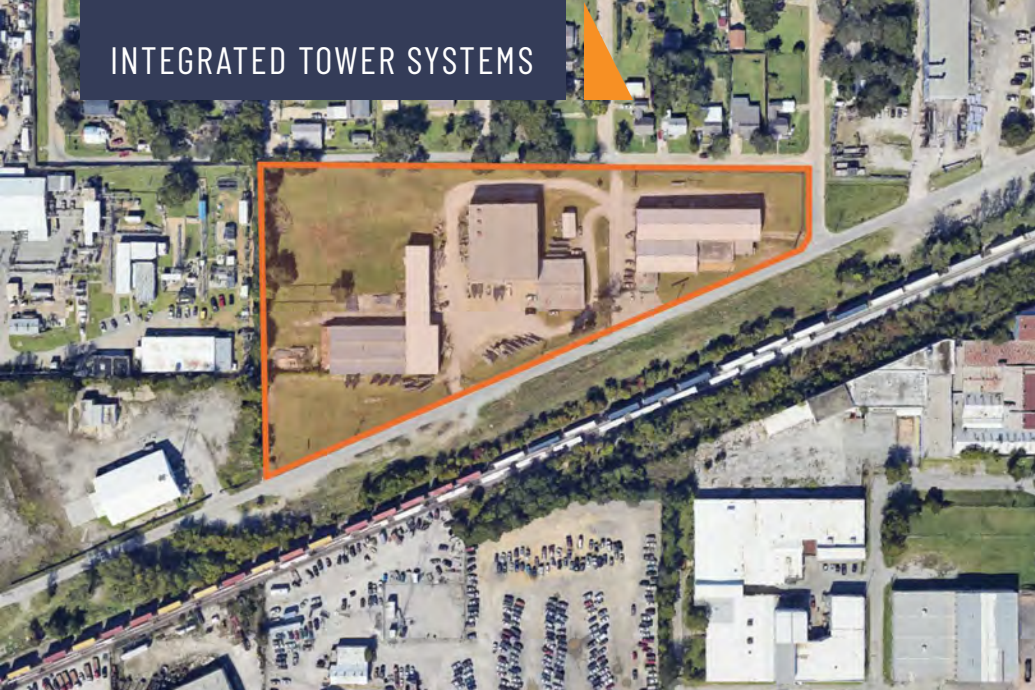
LEASE RATE:	From \$5.44 SF/yr (NNN)
AVAILABLE SF:	58,609 SF
LOT SIZE:	7.16 Acres
ZONING:	IM

William Beichler, SIOR, CCIM
 PRINCIPAL AND MANAGING BROKER
 918.859.8850
 bill@legacypadvisors.com

David Looney, SIOR CCIM
 PRINCIPAL
 918.438.9999 x102
 david@legacypadvisors.com



INTEGRATED TOWER SYSTEMS



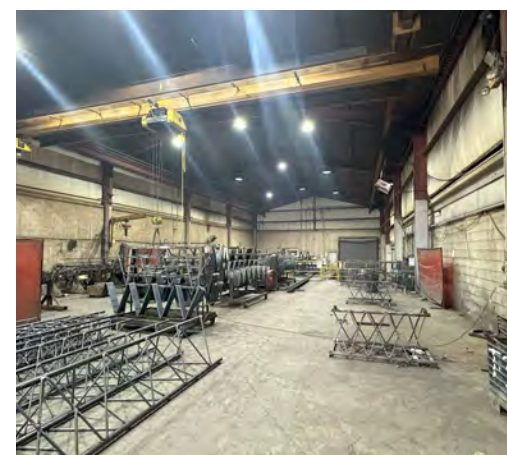
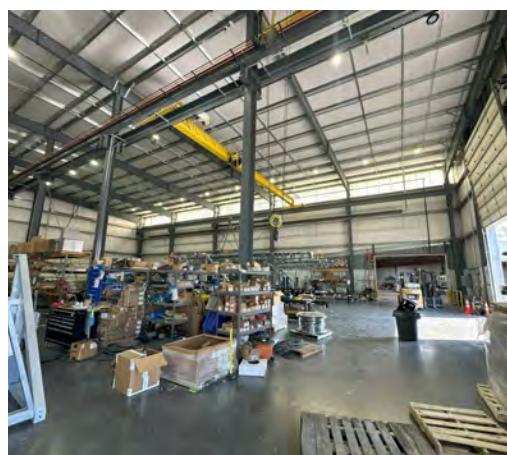
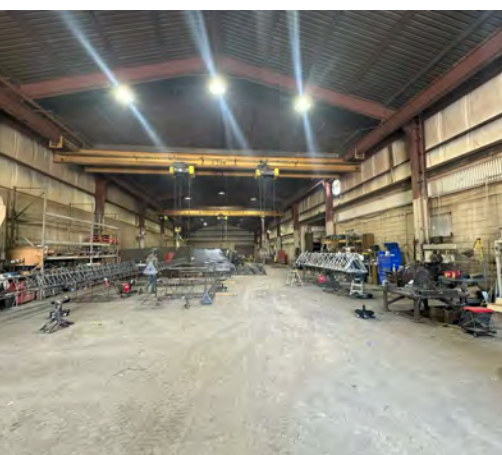
ADDRESS	BUILDING SIZE	LOT SIZE	CRANES	POWER
2601 DAWSON RD	19,058 SF	4.28 Acres	(1) 5-ton traveling bridge crane (<i>Out of Service</i>)	400-600A / 240V / 3PH
2609 DAWSON RD	20,464 SF	1.32 Acres	(2) 5-ton each traveling bridge cranes with 5-ton hoists (<i>26'6" lift ht. w/51'0" boom span</i>); (1) 1-ton jib crane	277-480A / 240V / 3PH
2703 DAWSON RD	19,087 SF	1.56 Acres	(2) 5-ton each traveling bridge cranes with dual 5-ton capacity each hoists (<i>17'0" lift ht. w/ 43'0" boom span</i>); (1) 2-ton traveling bridge crane with 2-ton hoist (<i>15'0" lift ht. w/ 33'0" boom span</i>); (1) 1-ton and (1) 1/2-ton jib cranes; (1) 2-ton capacity manual crane (no hoist)	800-1200A / 240V / 3PH

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KKT ARCHITECTS, INC.
2200 SOUTH UTICA PLACE, SUITE 200
TULSA, OKLAHOMA 74114
(P) 918.744.4270 \ (F) 918.744.7849
WWW.KKTARCHITECTS.COM
C.O.F.A. #534 EXPIRES 6/30/21

**HARWOOD
PROPERTIES
NO.2**

2601
DAWSON ROAD
TULSA, OK

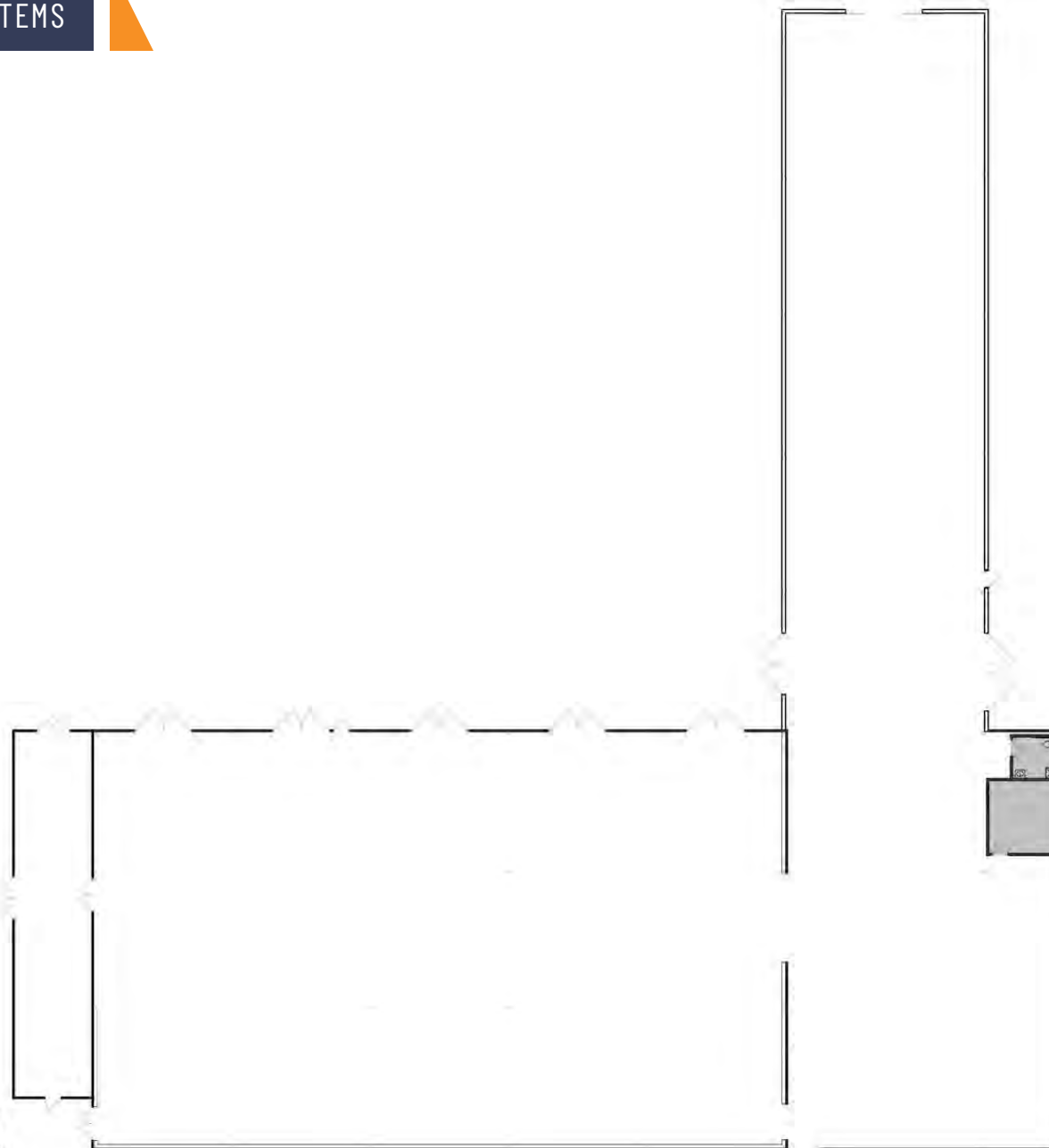


AS-BUILT
PLAN

AS.1

2601 DAWSON
OFFICE 236.69 SQ.FT.
WAREHOUSE 18,821.53 SQ.FT.
TOTAL 19,058.22 SQ.FT.

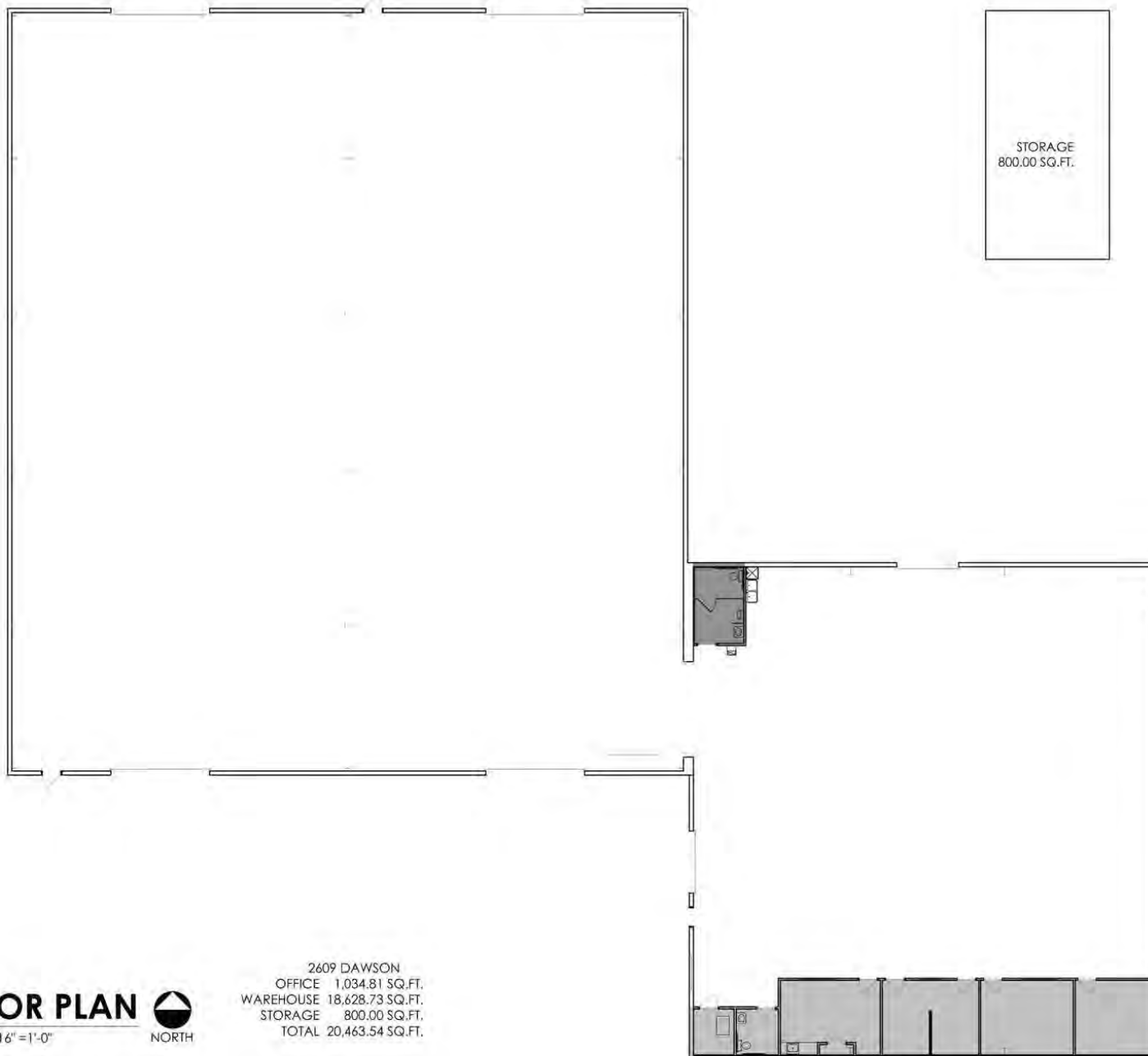
A FLOOR PLAN 
SCALE: N.T.S.



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A FLOOR PLAN 

SCALE: 1/16" = 1'-0"

2609 DAWSON
OFFICE 1,034.81 SQ.FT.
WAREHOUSE 18,628.73 SQ.FT.
STORAGE 800.00 SQ.FT.
TOTAL 20,463.54 SQ.FT.



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WWW.KKTARCHITECTS.COM
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**HARWOOD
PROPERTIES
NO. 2**

2609
DAWSON ROAD
TULSA, OK



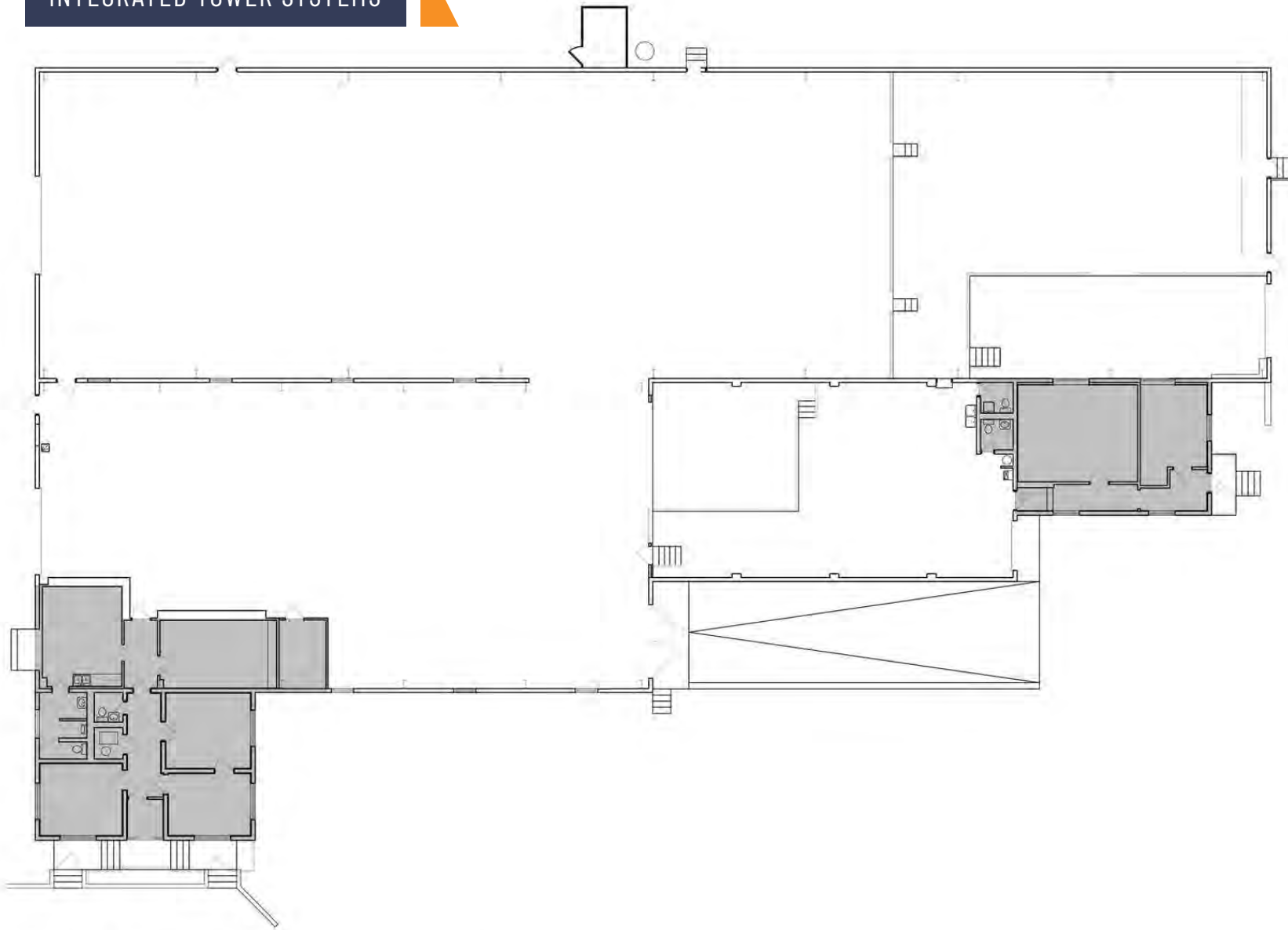
AS-BUILT
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A FLOOR PLAN 
SCALE: 1/16" = 1'-0" NORTH

2703 DAWSON
OFFICE 2,312.04 SQ.FT.
WAREHOUSE 16,774.31 SQ.FT.
TOTAL 19,086.35 SQ.FT.



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**HARWOOD
PROPERTIES
NO. 1**

2703
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TULSA, OK



AS-BUILT
PLAN

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