



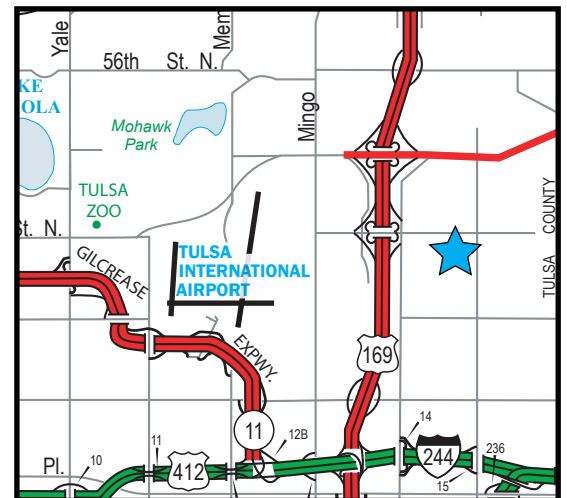
GREENHILL LOGISTICS CENTER



NEWLY FINISHED SHELL: FOR LEASE SPACE READY FOR TENANT FINISHES

3995 N 125th East Avenue, Tulsa OK 74116

- Available Sq. Ft.: 70,192 Sq. Ft. to 393,089 Sq. Ft.
- Lot Size: 32.74 Acres
- Clear Height: 36'
- Building Depth: 520'
 - Typical Column Spacing: 54' x 50'
 - 60' Staging Bay
- Dock Doors: (73) 9' x 10' (includes heavy-duty tracks and Z-guards)
- Drive-In Doors: (4) 12' x 14' (includes heavy-duty tracks and Z-guards)
- ESFR Sprinkler
- Zoning: IH - Industrial Heavy



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.



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Site Plan



- Cross-Dock Configuration
- Trailer Parking Spaces: 98
- Car Parking Spaces: 284
 - Up to 24 additional spaces available
- 185' Truck Courts (Concrete)
- 7" Reinforced Concrete Floor Slab
- Dock Equipment: To-Suit Tenants Needs
- Roof: 60mil TPO; R-20.5 Insulation
- WHSE Lighting:
 - Base level as part of Shell (168 fixtures)
 - Additional fixtures to suit Tenant needs
- Roof-mounted powered exhaust fans
- Developer-Controlled adjacent land for potential expansion
- Pad-mounted Transformer/Gear for 4000 AMP, 480 Volt Service