

# INDUSTRIAL PROPERTY FOR SALE

131 S. 147th E. Ave. - Tulsa, OK 74116

**BAUER**  
& ASSOCIATES  
REALTORS®



## PROPERTY HIGHLIGHTS

- BUILDING 'A': ± 40,680 SF - INCLUDES ± 5,900 SF OF OFFICE SPACE (PER OWNER)
- BUILDING 'B': ± 21,450 SF (PER OWNER)  
TOTAL: ± 62,130 SF
- SITE: 180,104 SF / 4.135 ACRES (PER SURVEY)
- ZONING: IL (INDUSTRIAL LIGHT)

### • BUILDING 'A':

- 20 FT. CLEAR HEIGHT
- BUILT IN 2007
- ELECTRIC: 800 AMPS 480/3 PHASE
- (2) 5-TON BRIDGE CRANES ON A SHARED CRANEWAY
- 6 DRIVE IN DOORS: 14' x 12' | 10' x 12' | 16' x 16' | 12' x 10' | 12' x 12' (2)

### • BUILDING 'B':

- 18 FT. CLEAR HEIGHT
- BUILT IN 2019
- ELECTRIC: 800 AMPS 480/3 PHASE
- (2) 5-TON BRIDGE CRANES ON A SEPARATE CRANEWAY
- 3 DRIVE IN DOORS: 14' x 16'
- FIRE SPRINKLERS



**DOUG BAUER, CCIM**  
Office: 918-665-1210



3,409 Vehicles per day - S. 145TH EAST AVE.  
4,637 Vehicles per day - E. ADMIRAL PLACE  
81,324 Vehicles per day - HIGHWAY 412/I-44

TRAFFIC COUNT - SOURCE INCOG 2024



	1 MILE	3 MILES	5 MILES
POPULATION	1,341	32,933	109,802
HOUSEHOLDS	509	12,164	40,345
AVERAGE HH INCOME	\$86,878	\$69,361	\$76,724

2024 DEMOGRAPHICS - SOURCE ESRI 2024

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"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

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[www.bauertulsa.com](http://www.bauertulsa.com)



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## BUILDING 'A'



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## BUILDING 'B'



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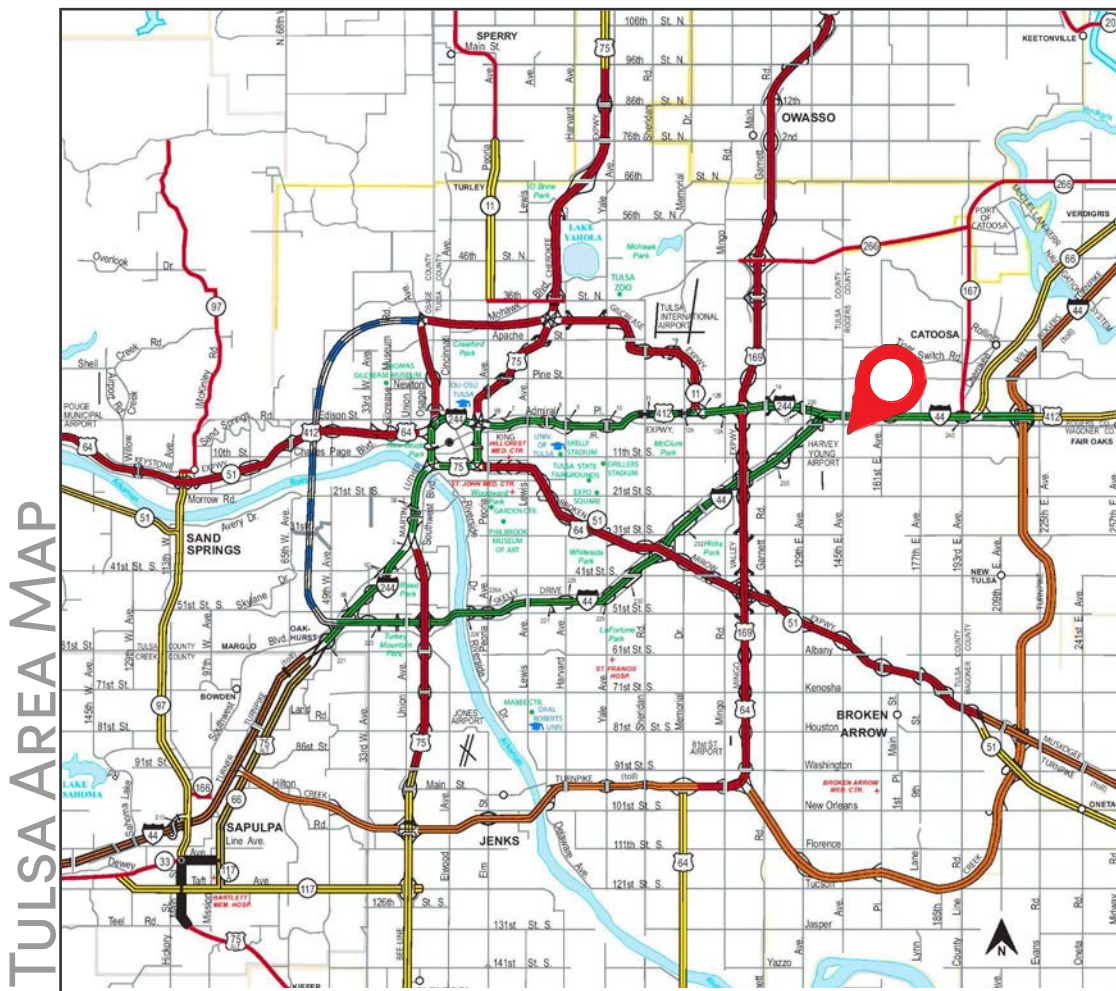
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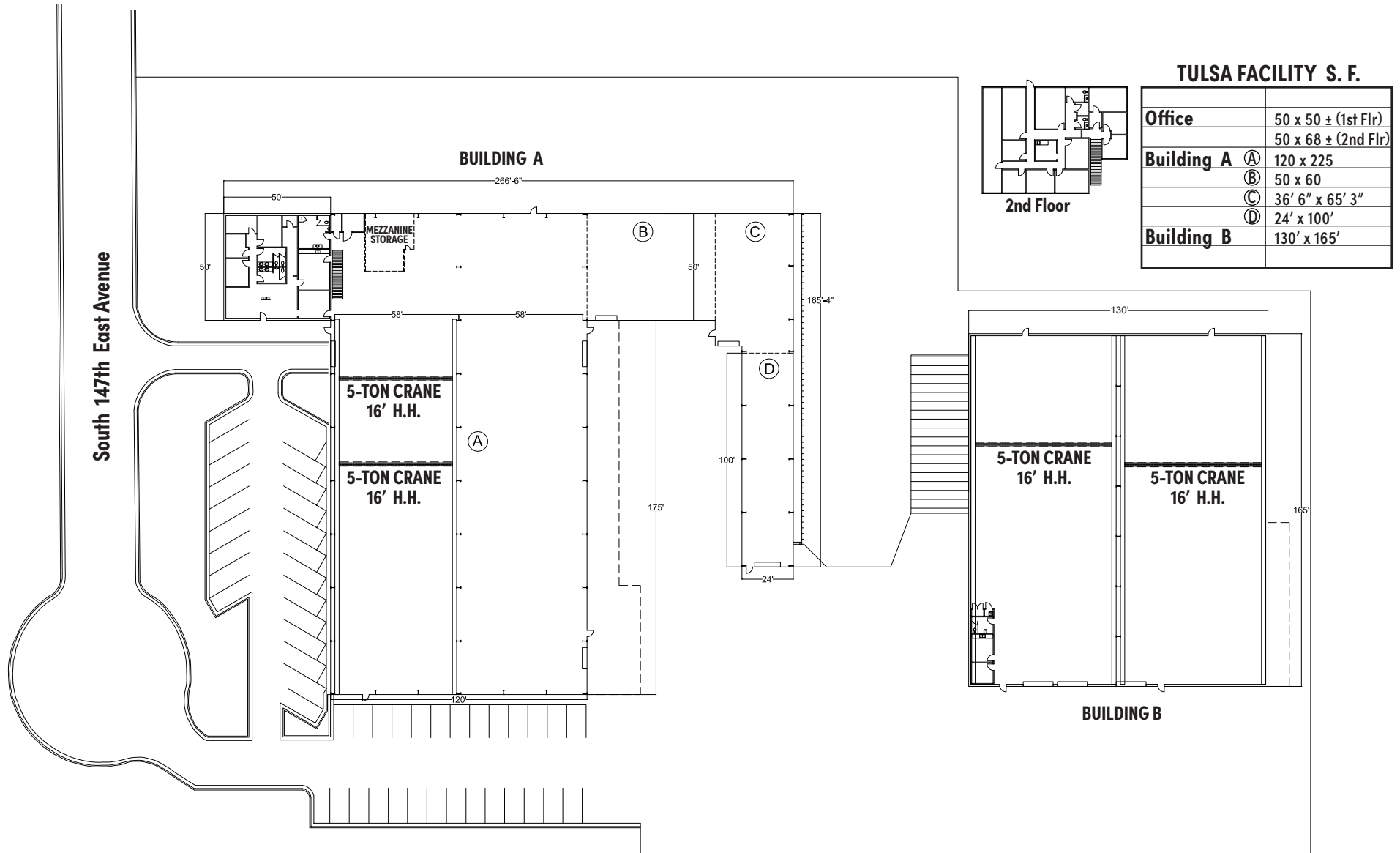
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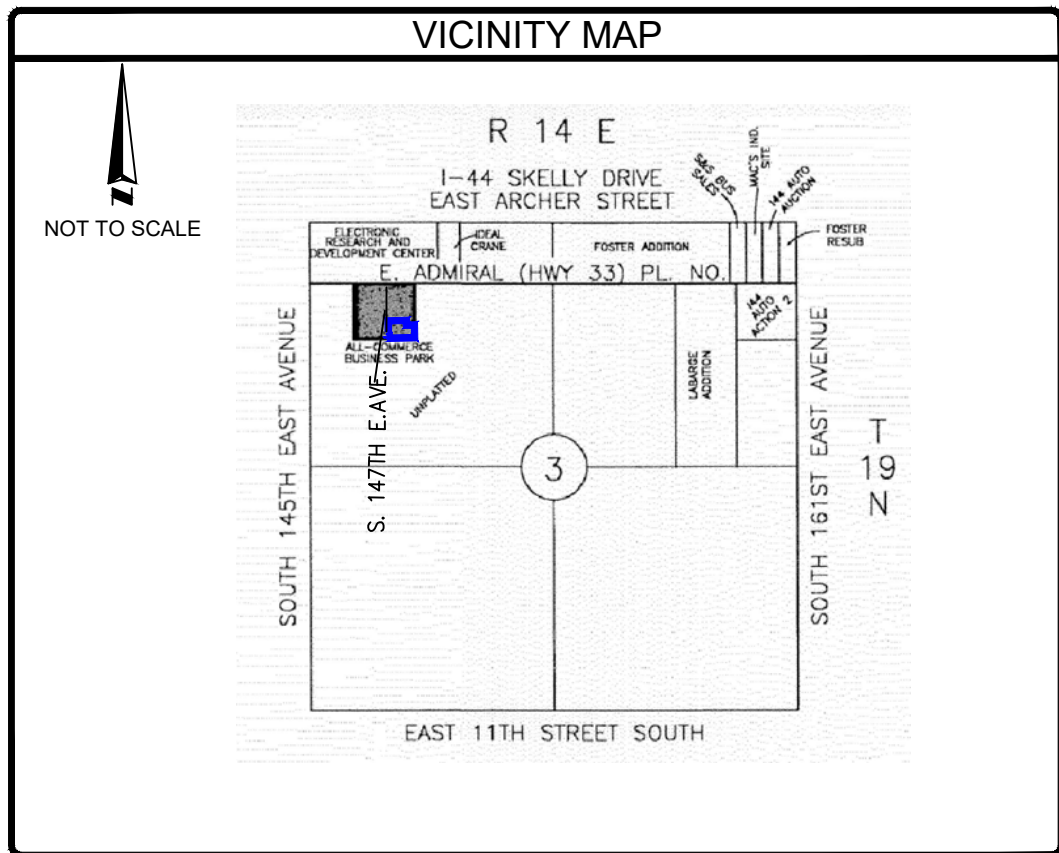


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**BASIS OF BEARING**

Bearings and distances are based on Oklahoma State Plane Coordinate System.  
Southwest corner of subject property N 42°128.23 E 2614090.50  
South line, S 88°46'38" W, per gps.

**TITLE COMMITMENT INFORMATION**

THE TITLE DESCRIPTION AND SCHEDULE "B" ITEMS ARE THE SAME AS SHOWN ON THE TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 2025.0408 HAVING AN EFFECTIVE DATE OF 4-21-2025.

**LEGEND**

○	Existing Survey Monument	(M)	Measured Dimension
●	Cap CA1098 (unless noted)	(P)	Plat Dimension
⊙	Set 1/2"x24" Iron Rod/Cap (unless noted)	(D)	Deed Dimension
⊕	Existing "X" Cut	(R/W)	Right of Way
—	Origin Uncertain (unless noted)	◆	Concrete
—	Boundary Line	⊗	Water Meter
—	Easement Line	⊗	Guy Wire
—	Setback Line	⊗	Gas Meter
—	Fence	⊗	Gas Valve
—	Overhead Electric Line	⊗	Telephone Riser Box
—	Underground Electric Line	⊗	Undetermined Manhole
—	Water Line	⊗	Sanitary Sewer Cleanout
—	Gas Line	⊗	Sanitary Sewer Manhole
—	Underground Telephone	⊗	Sign
—	Sanitary Sewer Line	⊗	Flag Pole
—	Sanitary Storm Line or Culvert	⊗	Water Valve
—	Bollard	⊗	Electric Meter
—	Curb Inlet	⊗	Telephone Manhole
—	Fire Hydrant	⊗	Climate Control Unit
—	Handicap Parking	⊗	Yard Light
—	Electric Cabinet	⊗	Column
—	Area Inlet		

<b>BUILDING AREA</b>	<b>BUILDING HEIGHT</b>
BUILDING 1 = 37474 SQ. FT., BUILDING 2 = 21509 SQ. FT.,	BUILDING 1 = 27.3' BUILDING 2 = 27.3'
<b>LAND AREA</b>	<b>PARKING</b>
180104 SQ. FT. 4.135 ACRES	REGULAR: 63 SPACES HANDICAP: 04 SPACES TOTAL PARKING: 67 SPACES
<b>OBSERVED SIGNIFICANT OBSERVATIONS</b>	
⚠️ - PROPERTY TO THE NORTH IS USING LAND TO THE NORTH FENCE, CONEX CONTAINER IS ON PROPERTY UP TO 14.5 FEET, FENCE IS UP TO 16 FEET ON PROPERTY. ⚠️ - BUILDING IS OVER THE PLATTED BUILDING SETBACK 1.5 FEET.	

**TITLE DESCRIPTION**

Lot Three (3), Block Two (2), RE-PLAT OF ALL-COMMERCE BUSINESS PARK, an addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof.

THE SURVEYED PROPERTY IS THE SAME PROPERTY AS SHOWN ON FIDELITY NATIONAL 2025.0408 HAVING AN EFFECTIVE DATE OF 4-21-2025.

**SURVEYOR'S NOTES**

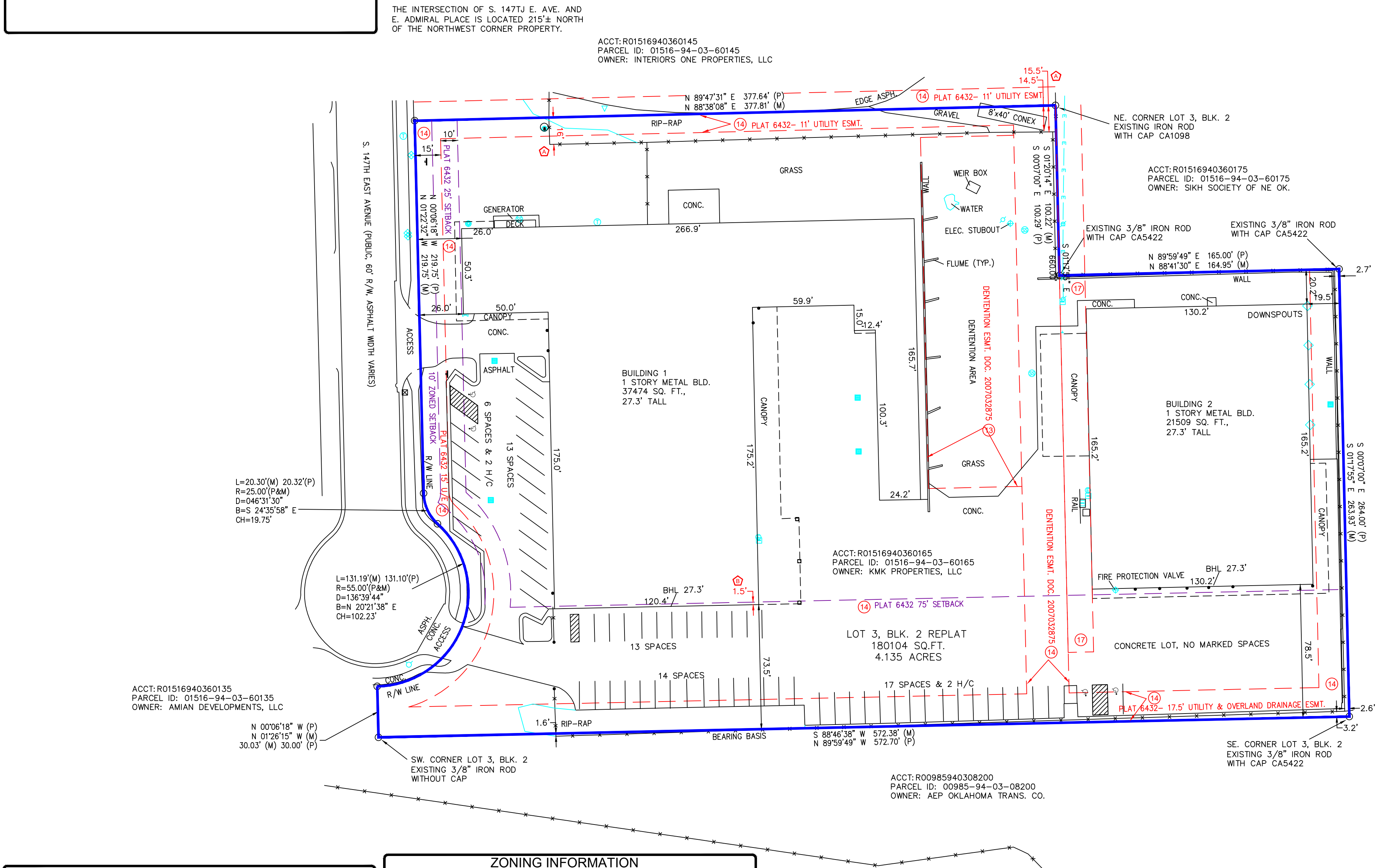
- ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, EASEMENTS, SERVITUDES, FOUNDATIONS AND POSSIBLE ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
- SUBJECT TRACT HAS DIRECT ACCESS SOUTH 147TH EAST AVE. A PUBLIC STREET. THE INTERSECTION OF S. 147TH E. AVE. AND E. ADMIRAL PLACE IS LOCATED 215'± NORTH OF THE NORTHWEST CORNER PROPERTY.
- THE DIMENSIONS AND AREA OF THE BUILDING(S) SHOWN ARE BASED ON THE BUILDING'S EXTERIOR FOOTPRINT AT GROUND LEVEL.
- THE POINT OF HEIGHT MEASUREMENT IS IDENTIFIED ON THE SURVEY AND WAS TAKEN FROM THE NEAREST ADJACENT GRADE AT SAID POINT. THIS POINT REPRESENTS THE HEIGHT OF THE STRUCTURE AS OBSERVED FROM GROUND LEVEL.
- UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED BY A THIRD PARTY. THE UTILITIES MARKED AT THE TIME OF THE SURVEY ARE SHOWN PER GROUND MARKINGS PROVIDED BY OTHERS. NO MAPS WERE PROVIDED.
- THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, OR BUILDING CONSTRUCTION ON THE SURVEYED PROPERTY.
- THERE ARE NO OBSERVABLE EVIDENCE OF ANY CHANGES IN STREET RIGHT-OF-WAYS OR RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIR.
- THERE IS NO OBSERVABLE EVIDENCE OF CEMETERIES ON THE SURVEYED PROPERTY.
- ALL RECIPROCAL EASEMENT AGREEMENTS ("REAS") THAT HAVE BEEN REPORTED BY THE TITLE REPORT PROVIDED HAVE BEEN DENOTED ON THE SURVEY AND ARE SHOWN HEREON. THE LIMITS OF ANY OFF-SITE ADJUTENANT EASEMENTS THAT HAVE BEEN REPORTED BY THE TITLE REPORT PROVIDED HAVE BEEN DENOTED ON THE SURVEY AND ARE SHOWN HEREON.
- THIS SURVEY DOES NOT PROVIDE A DETERMINATION OR OPINION CONCERNING THE LOCATION OR EXISTENCE OF WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE, SUBSURFACE AND ENVIRONMENTAL CONDITIONS OR GEOLOGICAL ISSUES. NO STATEMENT IS MADE CONCERNING THE SUITABILITY OF THE SUBJECT TRACT FOR ANY INTENDED USE, PURPOSE OR DEVELOPMENT.
- THE SURVEYED BOUNDARY SHOWN HEREON ARE CONTIGUOUS WITH ADJOINING PROPERTIES AND/OR RIGHTS OF WAY WITHOUT ANY GAPS, GORES OR OVERLAPS.
- NO VISIBLE EVIDENCE OF SUBSTANTIAL AREAS OF REFUSE WERE OBSERVED AT THE TIME THE FIELDWORK WAS PERFORMED.
- THERE ARE NO PARTY WALLS ON SUBJECT PROPERTY.
- THE PROPERTY ADDRESS, 131 S. 147TH E. AVE. TULSA, OK. (POSTED)

**NOTES CORRESPONDING TO SCHEDULE "B" ITEMS**

12. Covenants and restrictions contained in Deed of Dedication and Restrictive Covenants of ALL-COMMERCE BUSINESS PARK dated December 7, 2008, filed January 11, 2007, recorded as Plat No. 6074. **NOT PLOTTED, PROPERTY HAS BEEN RE-PLATTED.**
13. Deletion Easement to the City of Tulsa dated February 14, 2007, filed March 28, 2007, recorded as Document No. 2007032875. **PLOTTED AND SHOWN.**
14. Covenants, restrictions, easements and building setback lines as shown on recorded plat and as contained in Deed of Dedication and Restrictive Covenants Replat of All-Commerce Business Park dated June 14, 2012, filed August 6, 2012, recorded as Plat No. 6432, as corrected by Affidavit recorded as Document No. 2012076144. **PLOTTED AND SHOWN.**
15. Notice of Occupancy Load Limitation recorded as Document No. 2019085611. **BLANKET IN NATURE, NOT PLOTTABLE.**
16. Deed of Dedication to the Public recorded in Book 2928, Page 484. **DOES NOT AFFECT SUBJECT PROPERTY.**
17. Right of Way Easement to Public Service Company of Oklahoma recorded as Document No. 2007077365. **PLOTTED AND SHOWN.**

**UTILITY INFORMATION**

THE SURVEY SHOWS THE LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE COLLECTED. MARKINGS ON THE GROUND ARE SHOWN, NO MAPS WERE PROVIDED, PURSUANT TO ALTA SECTION 5 E IV CALL ONE-CALL BEFORE DIGGING.



**FLOOD INFORMATION**

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X", UNSHADED AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY FIRM PANEL NO. 40143C0270M, WHICH BEARS AN EFFECTIVE DATE OF 9/30/2016, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. ZONE "SHADES X" DENOTES AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

**ZONING INFORMATION**

ITEM	REQUIRED	CONTACT: PARTNER ESI
ZONING DESIGNATION	IL INDUSTRIAL LIGHT	REPORT DATE: 5-21-25
MINIMUM LOT AREA (SQ. FT.)	NONE SPECIFIED	REPORT NO: 25-496285.3
MINIMUM FRONTAGE	50'	
MINIMUM LOT WIDTH	NONE SPECIFIED	
MAXIMUM IMPERVIOUS COVERAGE	NONE SPECIFIED	
MAXIMUM BUILDING HEIGHT	NOT RESTRICTED	
MINIMUM SETBACKS		
FRONT	10'	11 REQUIRED
SIDE	VARIES	63 REGULAR SPACES & 4 H/C SPACES AVAILABLE
REAR	VARIES	TOTAL= 67 SPACES

NOTES: ZONING INFORM. PRELIMINARY UNTIL FINAL REPORT- PLATTED SETBACKS SHOWN

**SURVEYOR'S CERTIFICATION**

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B), 7(A), 7(B), 7(C), 8, 9, 10, 13, 14, 16, 17, 18 (graphically depicted only) AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MAY 16, 2025.

DATE OF PLAT OR MAP: MAY 19, 2025.

PRELIMINARY

SURVEYOR: WILLIAM A. BOOE  
PLS 1347  
STATE OF OKLAHOMA  
w.booe@cornerstone-rs.com

**2021 ALTA/NSPS LAND TITLE SURVEY**

131 S. 147th E. AVE.  
**SITE ADDRESS**  
131 S. 147TH E. AVE.  
TULSA, TULSA CO., OK 74116

PARTNER PROJECT NUMBER 25-496285.4

**COORDINATED BY**

**PARTNER** CORPORATE OFFICE 2154  
Torrance Boulevard  
Torrance, CA

DATE	REVISIONS	DRAWN BY: DLB	DRAWING SCALE: 1"= 40'
		CHECKED BY: WAB	JOB NO.: 1-2505197-0
		FILENAME:	

**SURVEYED BY**

**CORNERSTONE**  
Regional Surveying, LLC  
Serving Kansas, Missouri & Oklahoma  
1921 North Penn, Independence, KS 67301 Ph:620-331-6767