



Suite
4952-B

Suite
4952-A

Laufen Plant
4952
east 66th street north

CBRE

CBRE CONTACTS

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EXECUTIVE SUMMARY

PROPERTY HIGHLIGHTS

- Now Available: Manufacturing space in the former Laufen Plant at Highway 75 and 66th Street North in Tulsa, Oklahoma. The space features ample power, drive-in doors, with a small kitchen and office area.
- Great location in Cherokee Industrial Park, surrounded by neighboring industrial users including both warehousing, logistics and fabrication facilities.
- Neighbors include: Whirlpool, Nordam Aerospace, ISTI Plant Services, Hesselbien Tire, Macy's, Milo's Tea and more.
- Accessibility: Via East 66th Street North to Highway 75.



INVESTMENT SUMMARY

ADDRESS:	4952 East 66th Street North Tulsa, OK 74117
BUILDING SIZE:	330,000± SF Total - 4952-A - 16,000± SF Available - 4952-B - 18,000± SF Available Soon
PROPERTY TYPE:	Industrial Manufacturing
CURRENT ZONING:	IM (Moderate Industrial)

HIGHLIGHTS

- Great industrial location
- Tremendous potential for wide variety of users
- Stable trade area
- Central & accessible
- Current zoning allows for moderate industrial, supporting commercial use and manufacturing
- Long-term leases available
- Local ownership

PROPERTY DESCRIPTION

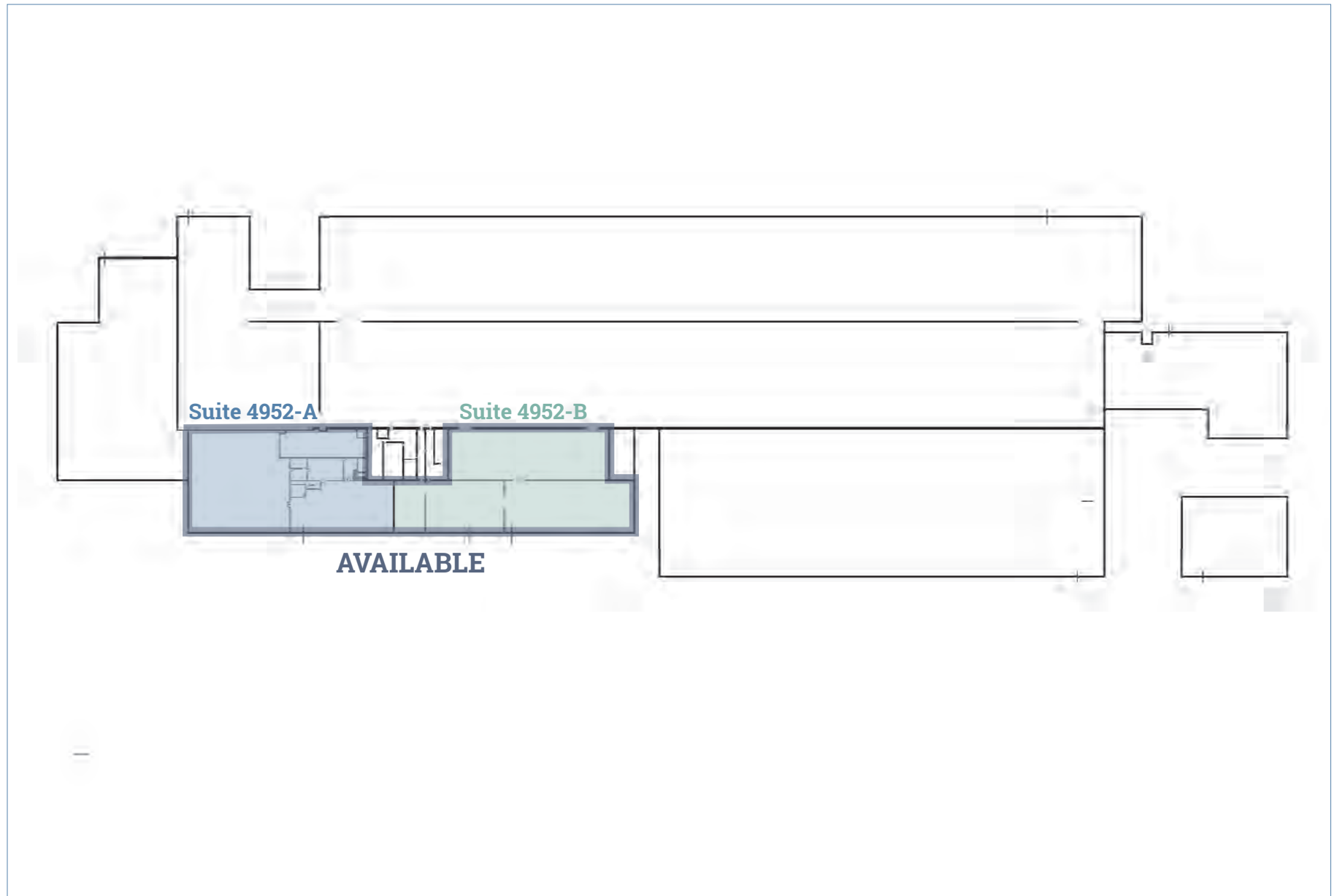


PROPERTY DETAILS

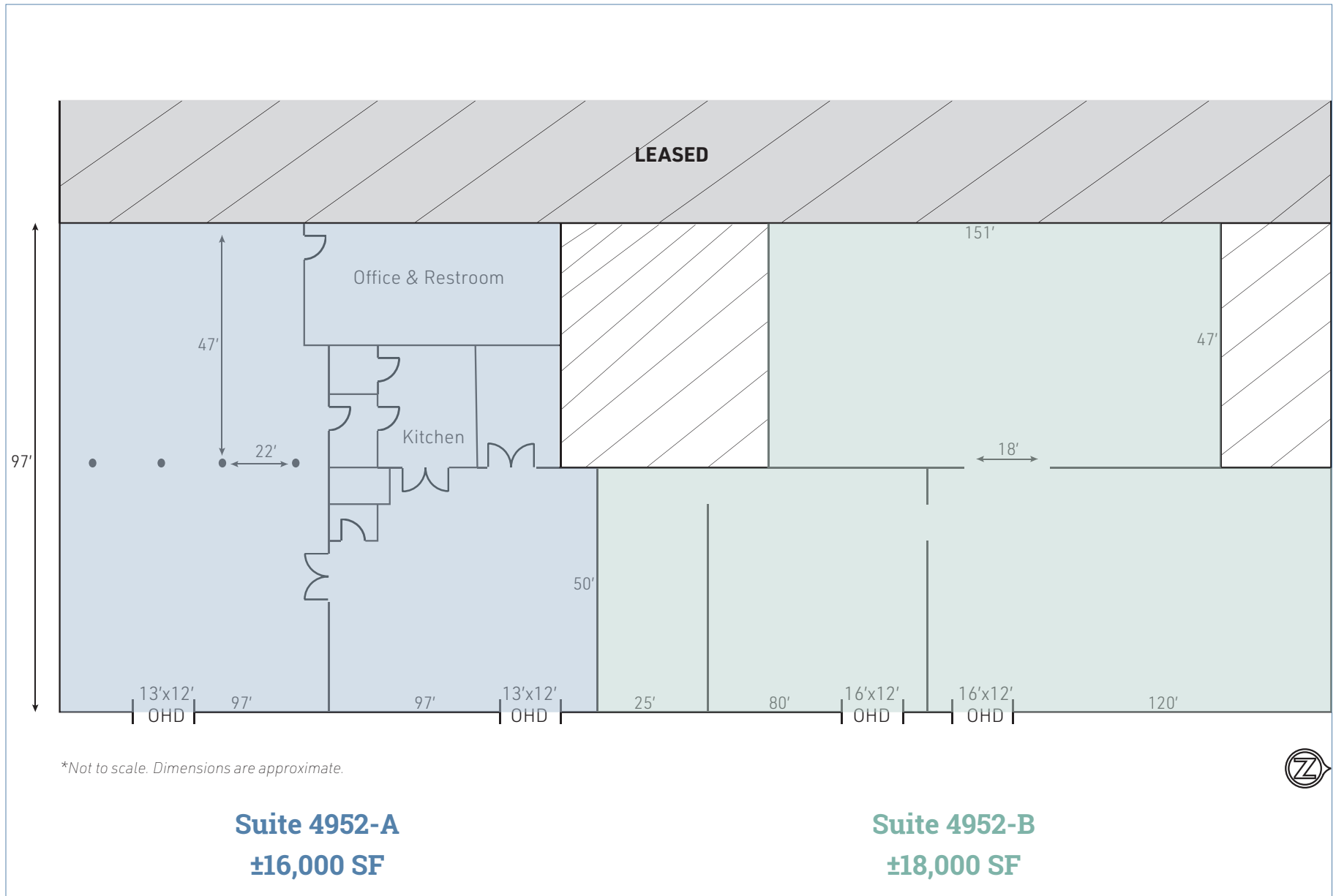
ADDRESS:	4952 East 66th Street North, Tulsa, OK 74117
PROPERTY TYPE:	Industrial Manufacturing or Warehouse
CURRENT ZONING:	IM (Moderate Industrial)
METRO MARKET:	Northeast Tulsa
GROSS BUILDING SIZE:	330,000± SF
LAND SIZE:	80± Total Acres
YEAR BUILT/RENOVATED:	1985
DOORS:	4952-A - Two (2) 13' x 12' Drive In Doors 4952-B - Two (2) 16' x 12' Drive In Doors
SIGNAGE:	Building signage allowed
PARKING:	Ample
RESTROOMS:	Two (2)
SECURITY:	Gated entrance, security lighting
STRUCTURAL:	Pre-engineered steel construction
HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS:	Warehouse/Shop has gas heat, office fully climate controlled
ELECTRICAL SYSTEMS:	2000 AMPS, 408V, 3 Phase
CRANES:	Could be added
BAY WIDTH:	4952-A - 50' with 19'± clear height 4952-B - 50' with 19'± clear height
LIGHTING:	New LED in shop



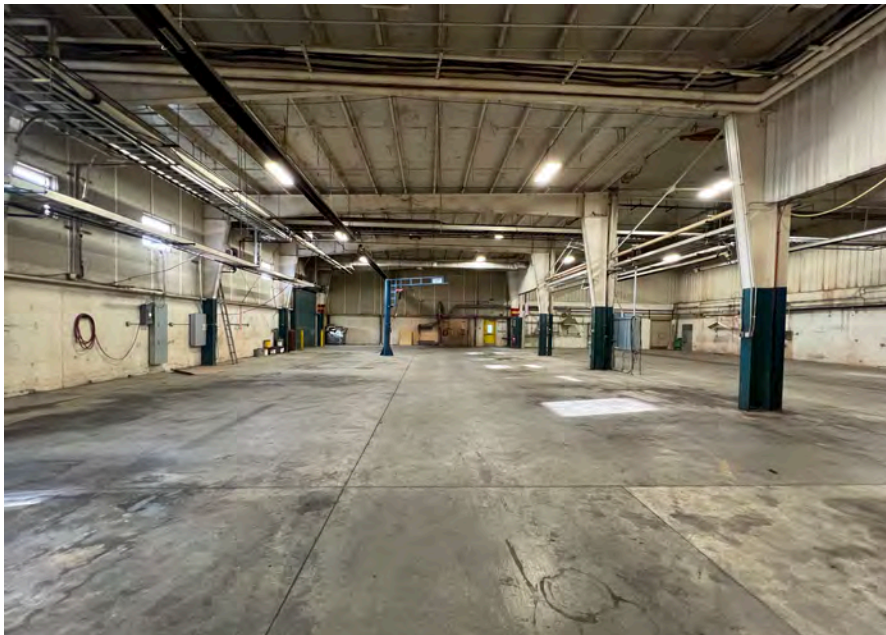
OVERALL BUILDING FLOOR PLAN



AVAILABLE SPACE FLOOR PLAN



SPACE IMAGES



LOCATION HIGHLIGHTS / NORTHEAST TULSA SUBMARKET

The Property is located within the West Tulsa submarket of Tulsa, positioned north of the I-44 corridor. The Property is within 15 minutes of Downtown Tulsa and 15± minutes of the Port of Catoosa.





NORDAM

Whirlpool

Macy's Fulfillment Center

Verizon

Owasso

Ryerson

American Alloy Steel

E 66TH ST N



MARKET OVERVIEW



NORTHEAST TULSA MARKET

The Northeast Tulsa area is a well-established industrial submarket containing some of the most sought-after places of employment due to its central location, proximity to air and highway transportation, and its high concentration of employee amenities. This submarket remains a popular destination for many corporations.

The submarket boasts 30.5 million square feet of industrial with an average asking rate of \$5.94 and a vacancy rate of 4%.

GREAT POTENTIAL FOR FUTURE USE

The Property is zoned Moderate Industrial and great potential for future users. The building can serve as service space, manufacturing, warehousing or other industrial uses. Additionally, the office configuration can be modified to suit a user's specific requirements.

TULSA INDUSTRIAL MARKET

OVERVIEW

- In H2 2023, 171,775 sq. ft. of net absorption was recorded for the Tulsa Industrial Market.
- Market-wide vacancy for all asset types decreased by 1% since H1 2023, from 3.5% to 2.5%.
- The market-wide average asking rent increased slightly at \$6.03 per sq. ft.
- 90,400 sq. ft. of construction has been delivered since June 2023.

The Tulsa Industrial Market held steady during the second half of 2023. Vacancy rates decreased by 1% as net absorption recorded a positive 171,775 sq. ft., albeit a lower amount than the first half of 2023. Properties under construction declined by 45,500 sq. ft. from H1 2023. Along with under construction projects, delivered construction has also declined since H1 2023 from 1,050,902 to 164,250 sq. ft.



▼ 2.5%
Vacancy Rate

▲ 779,349
SF Net Absorption

▲ 428,089
SF Under Construction

▲ \$6.54
NNN / Lease Rate

▲ 128.5M
Total Inventory

Note: Arrows indicate change from previous half-year.

TULSA INDUSTRIAL MARKET CONTINUED

VACANCY RATE AND ABSORPTION

The market-wide vacancy rate decreased to 2.5% in H2 2023. This decline can be attributed almost entirely to the slower pace of new construction. With only 164,250 sq. ft. of new construction in the East and Southeast submarkets, vacancy rates have lowered as well as absorption.

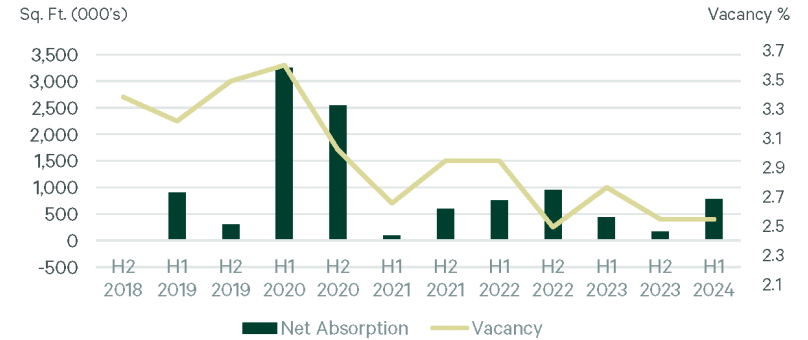
ASKING RENTS

The market-wide asking rent increased nearly 1% compared to H1 2023 and closed H2 2023 at \$6.03 per sq. ft. on a triple net basis. Only one submarket, Mayes County, saw a decline in rents from H1 2023 dropping \$0.40 per sq. ft.

CONSTRUCTION

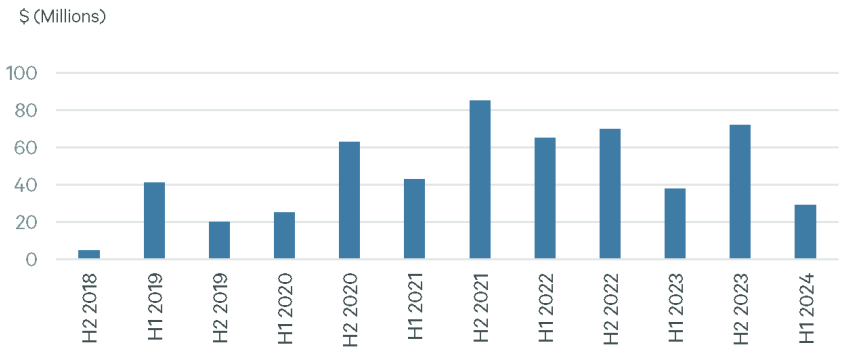
During H2 2023, one new industrial development totaling 138,000 sq. ft. was delivered in the Southeast submarket, and another delivery at 26,250 sq. ft. was delivered in the East submarket. Two projects under construction are set to finish in H1 of 2024 totaling 90,400 sq. ft. As for proposed projects, there are four properties to watch throughout the Northeast and Southeast submarkets, totaling roughly 228,000 sq. ft. and set to begin construction in H1 2024.

FIGURE 1: Net Absorption and Vacancy



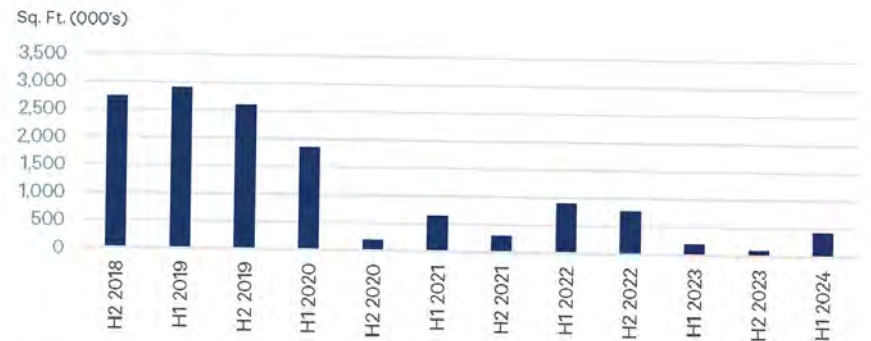
Source: CBRE Research, H1 2024

FIGURE 6: Historical Sales Volume



Source: Real Capital Analytics, H1 2024

FIGURE 5: Historical Under Construction



Source: CBRE Research, H1 2024



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