

8000+ SQFT INDUSTRIAL LEASE

1931 N 170th E Ave, Tulsa, OK 74116 (170th and Pine)

Rate: \$7.50/ sqft NNN



OVERVIEW: 8,041 SQFT INDUSTRIAL LEASE

Located in the Carlson Land Industrial Park at 170th and Pine, this 8,041 sqft building sits on ~1 acre. Built in 2011, the property features ~8000 sqft of insulated warehouse space, a ~100 sqft “Foreman's office”, 2 restrooms and dedicated compressor room. The shop has a BNSF rail spur running through the center of the warehouse, serviced by a 7.5 ton bridge crane. With a clear-span, 21’ eave (23’ peak), the shop is fully insulated, heated, and includes skylights.

There is 480V 3-phase, 225 amp power, high-bay lighting, compressed airlines throughout. Access includes two 18’x12’ roll-up doors on the rail-spur and one 14’x14’ drive-in.

The site is fully fenced and gated. It includes a ~1 acre yard with possible expansion. The lease rate is \$7.5/sqft NNN, \$1.50 estimated nets. Seeking 3-10 year lease. Call to tour- 918-517-6220.

HIGHLIGHTS

- 8,041 sqft / 1 Acre within a gated industrial park.
- Rail-Spur running through the building.
- 7.5 ton bridge-crane. High-ceilings—21’ eaves, 23’ peek.
- 2011 Newer construction, Fully Insulated and heated.
- Foreman’s office, two restrooms.

Lease Rate

\$7.50/sqft NNN, ~\$1.50 CAM

Available Space

8,041 SQFT | 1 Acres

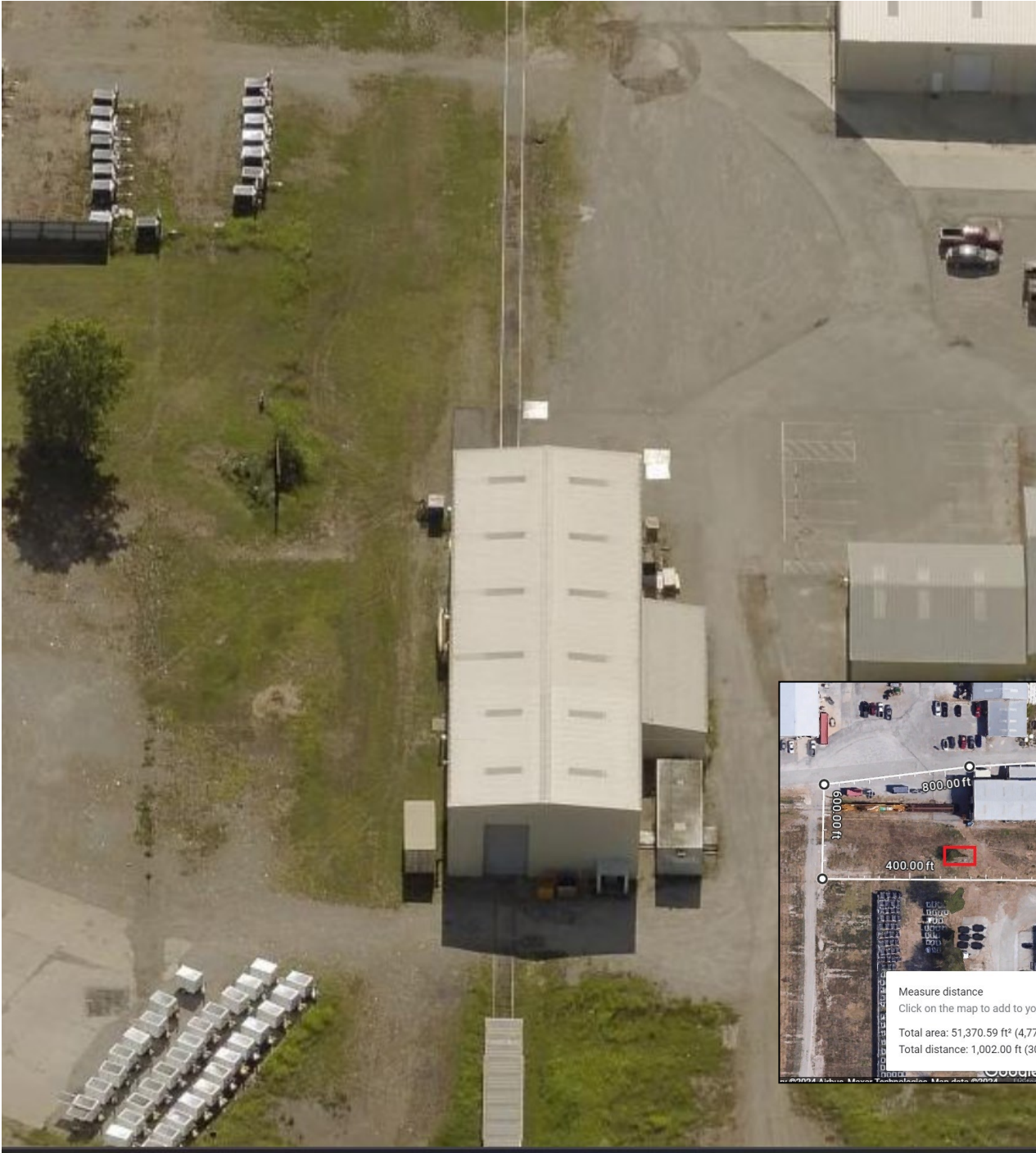
Location

170th and Pine

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INDUSTRIAL DETAILS

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ADDRESS: **1931 N 170th E Ave**

SITE SIZE: **1 acre**

BUILDING SIZE: **8041 sq ft** OFFICE/BREAK: **250 sqft** WAREHOUSE: **~8000 sq ft** Other: **Compressor House**

CONDITION: **Good** ROOF AGE: **2011** BUILDING YEAR: **2011**

PARKING LOT: **Yard** YARD: **1 acres, fenced, gated.** SLAB: **6"+**

POWER: **480V, 3Phase, 225 amps** LIGHTING: **High-bay**

WATER: **City** SEWER: **Septic** GAS: **ONG, 2"**

SPRINKLER: **N/A**

HVAC: **Fully heated, Foreman's office AC**

DOCK/BAYS: **(2) 18' x 12' drive in; (1) 14' x 14'**

INSULATION: **YES** WALLS: **Metal Panels to 14' throughout**

CLEAR HEIGHT: **21' Eves, 23' Peak.** COLUMN SPACING: **Free Span**

CRANES: **7.5 ton bridge-crane** COMPRESSED AIR: **None, but dedicated exterior hut.**

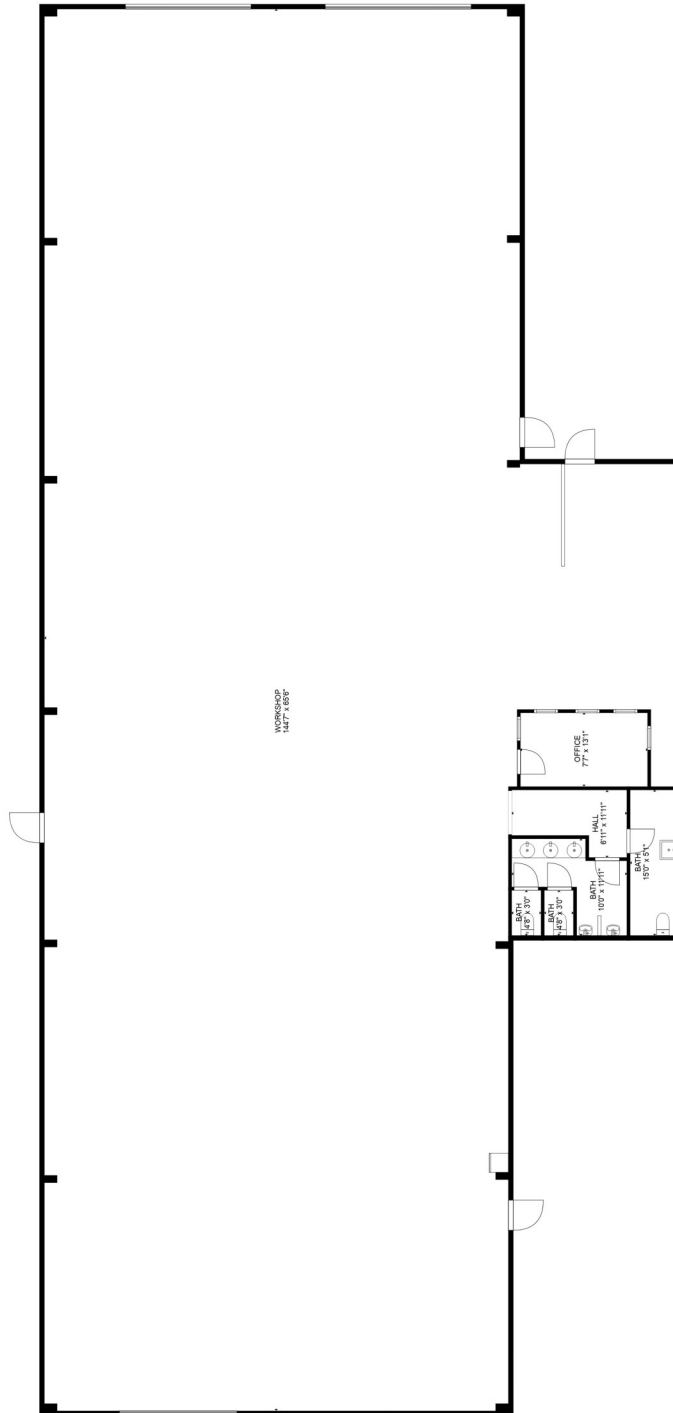
OFFICES: **(1) Offices, Break Room, (2) restrooms.**

SPECIALTY: **BNSF Rail-Spur running through building. Compressed airlines throughout. Weld-stations.**

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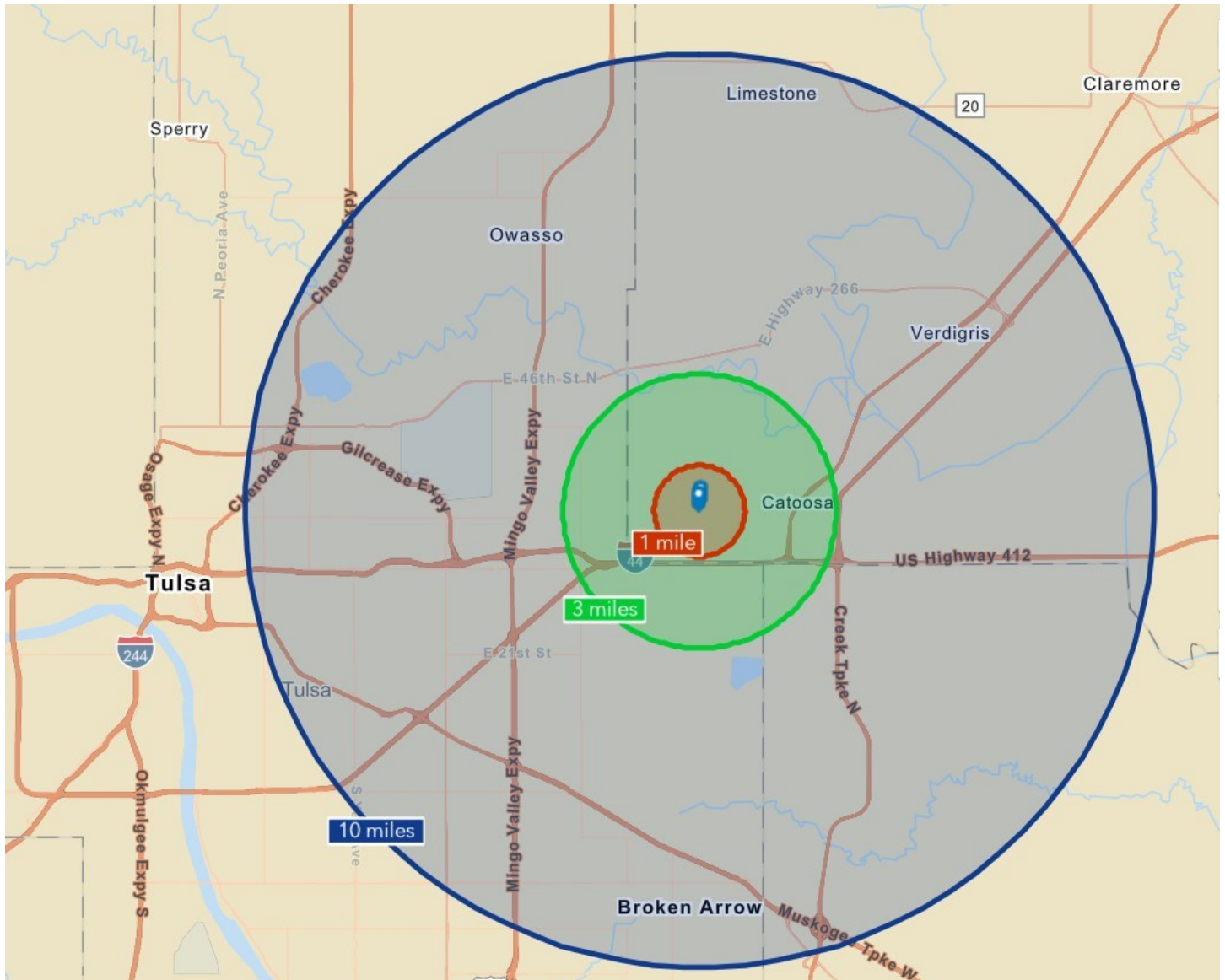
TOTAL: 381 sq. ft
FLOOR 1: 381 sq. ft
EXCLUDED AREAS: WORKSHOP: 7454 sq. ft.

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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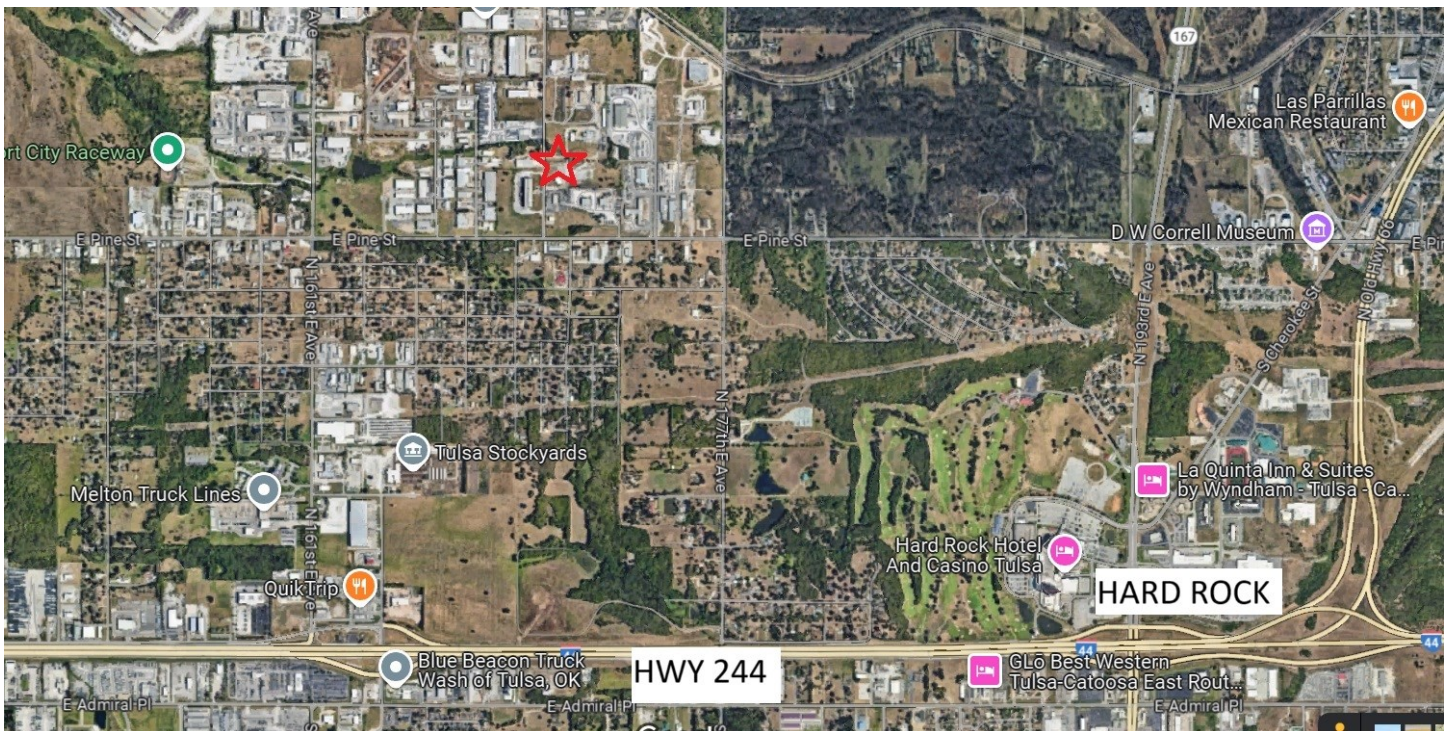
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