

FOR SALE

CBRE

1140 NORTH LEWIS AVENUE  
TULSA, OK 74110

20± ACRES  
INDUSTRIAL LAND  
(SUBJECT TO CITY OF TULSA  
ZONING APPROVAL)





1140 NORTH LEWIS AVENUE  
TULSA, OK 74110

## PROPERTY HIGHLIGHTS

### SITE

20.19± AC

### UTILITIES

AVAILABLE

### RMH ZONING

RESIDENTIAL MANUFACTURED HOUSING

INDUSTRIAL ZONING SUBJECT TO CITY OF TULSA APPROVAL

# LOCATION AERIAL



## Highway Access

0.71± Miles from I-244

1.10± Miles from Hwy 75

1.83± Miles from Gilcrease Expy (Hwy 11)

1.96± Miles from Hwy 64

5.41± Miles from Hwy 44

5.55± Miles from Hwy 169

# LOCATION AERIAL

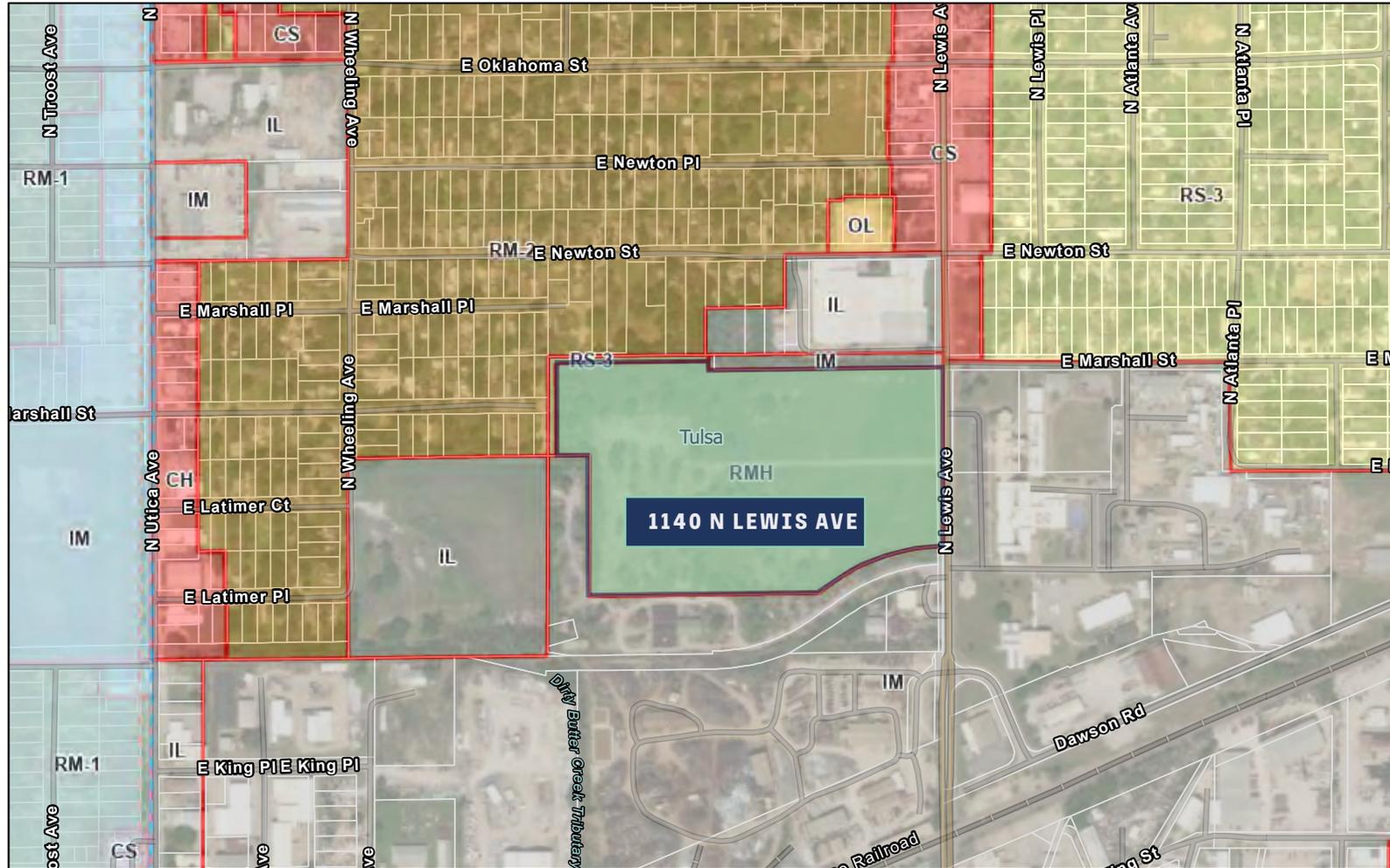


# PHOTOS

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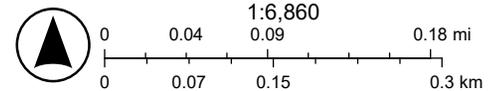
# ZONING



9/5/2025, 9:36:41 AM

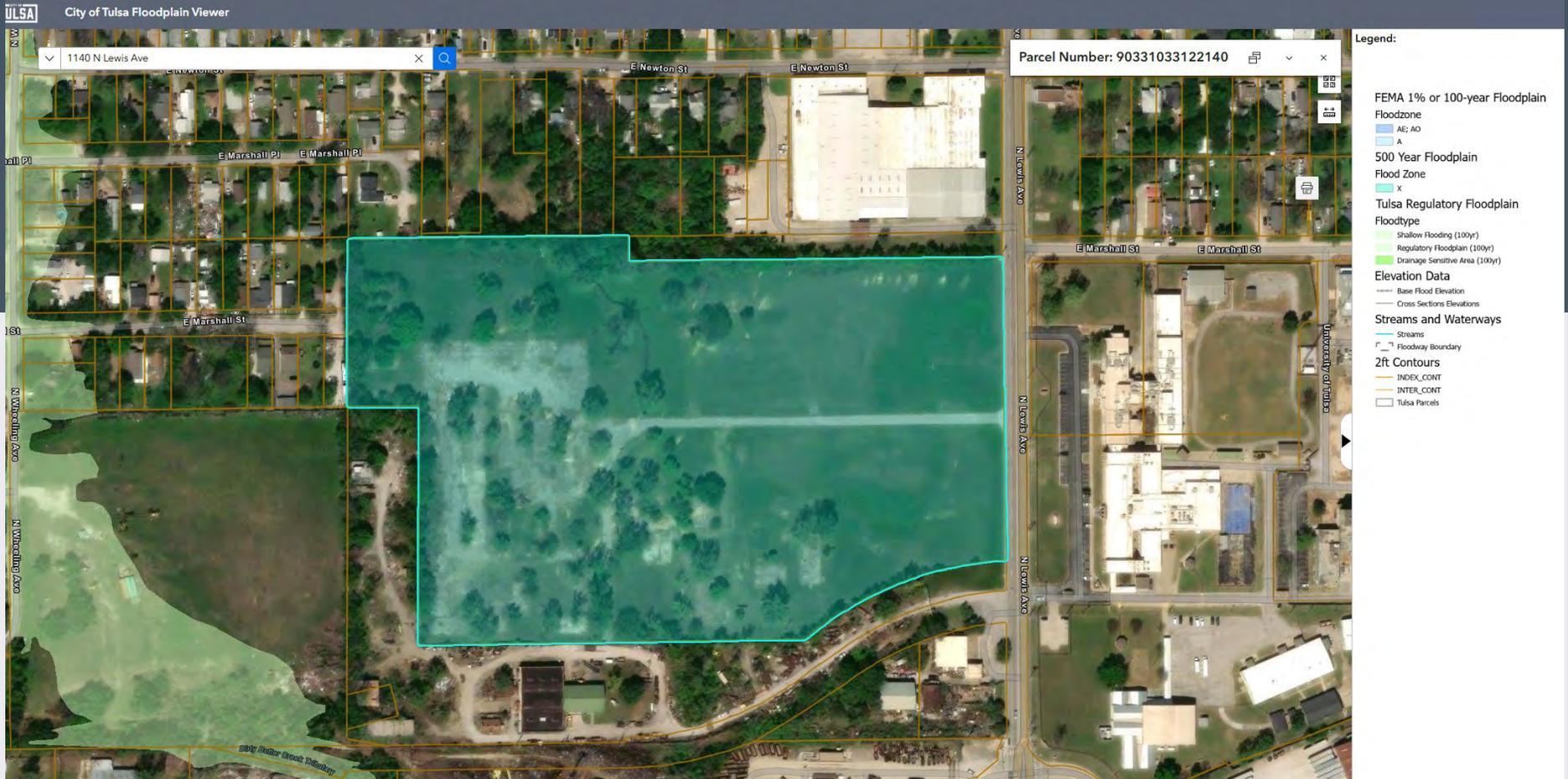
- |                      |              |                           |
|----------------------|--------------|---------------------------|
| Special Area Overlay | Tulsa Zoning | Residential Multi-Family  |
| HNO                  | Commercial   | Residential Single-Family |
| NIO                  | Industrial   | Tulsa Parcels             |
|                      | Office       | World Imagery             |

- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations

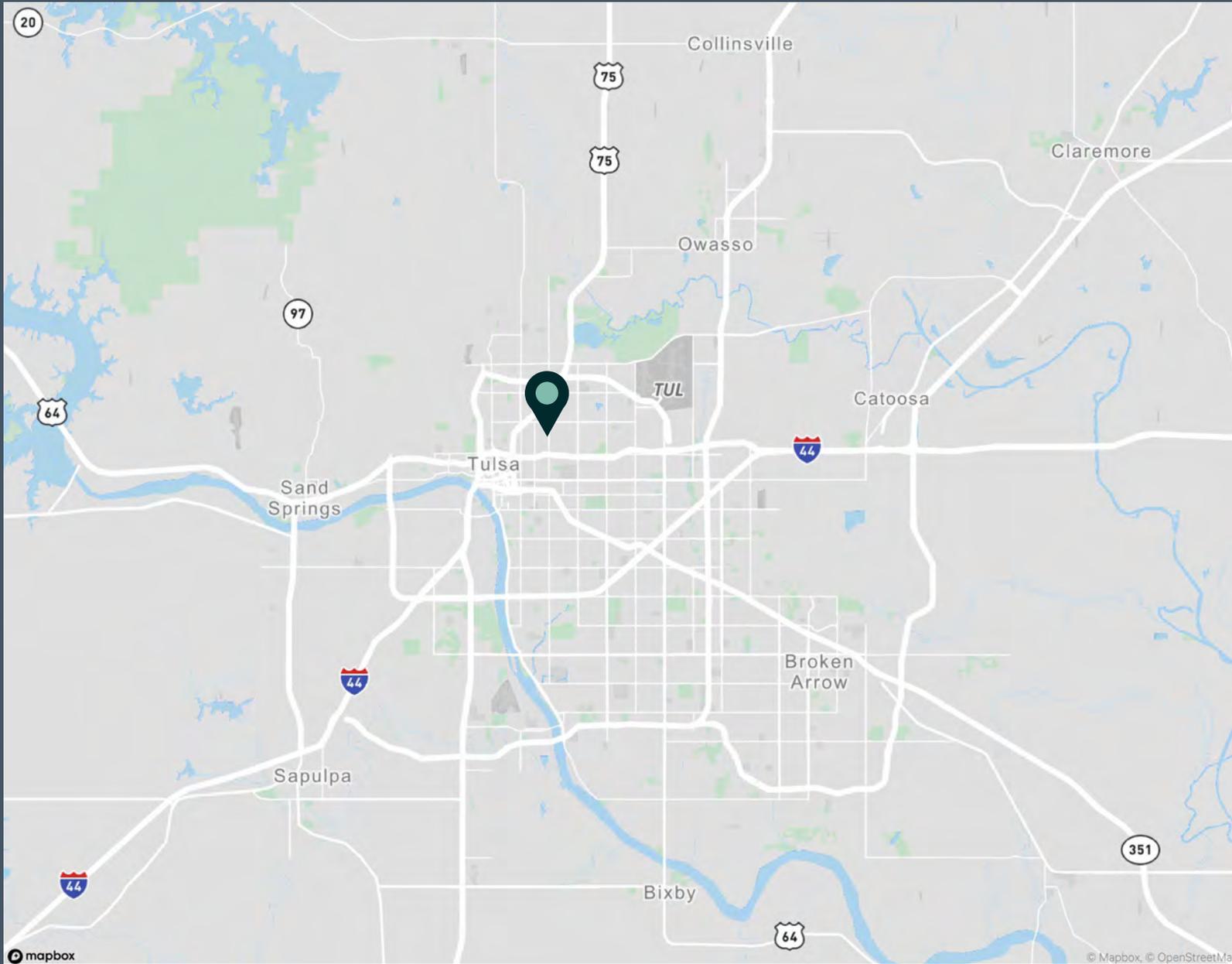


Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Maxar

# FLOODPLAIN



# AREA MAP



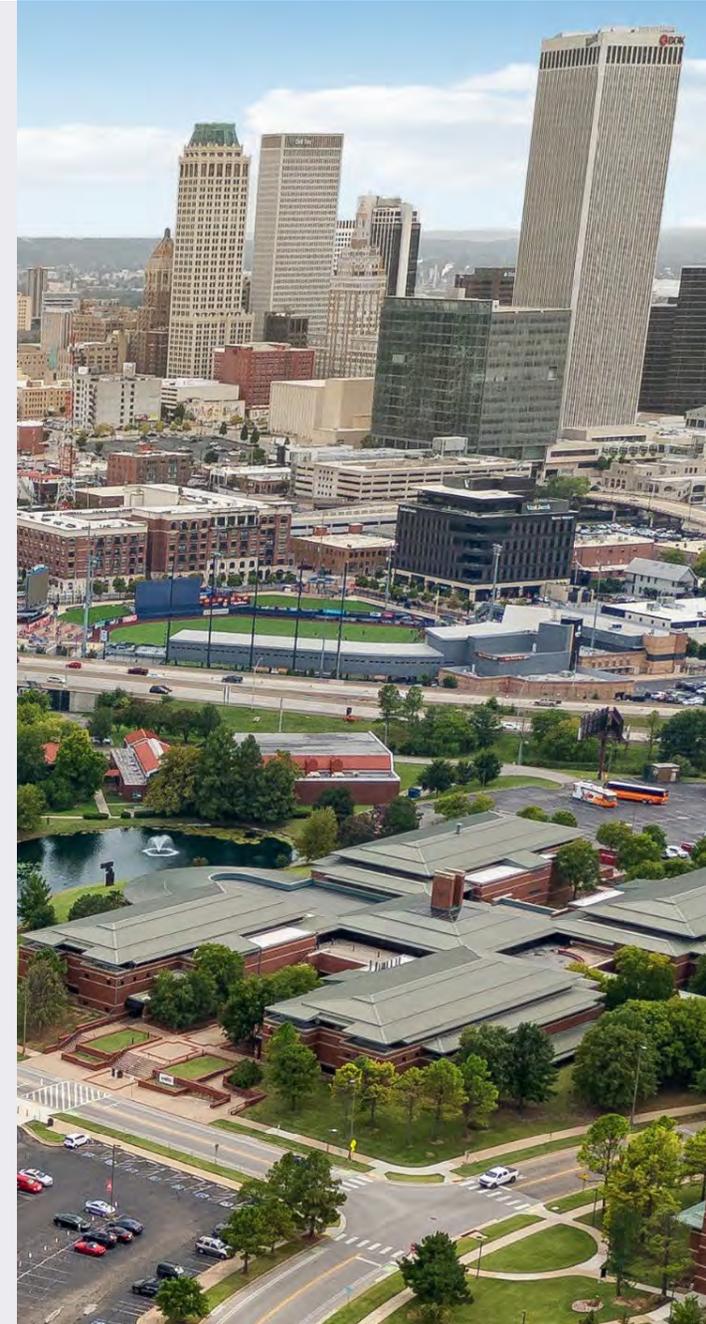
# TULSA'S INDUSTRIAL ECONOMY

## Industrial Insights

- + Tulsa continues to experience a sub-3% vacancy rate into 2025 and maintaining the contraction from 2024 as new construction wanes while leasing persists.
- + The local economy proves itself stable as H125 saw several company expansion announcements for industrial users supporting early indications for a modest year-over-year increase in total freight volume, driven by regional manufacturing and energy sector exports.
- + Asking rates hold steady as the market experiences high occupancy and infusions of new supply remain scarce.

## Historical Market Statistics

	2021	2022	2023	H1 2024	H2 2024	H1 2025
<b>Vacancy Rate</b>	3.2%	3.9%	4.0%	3.3%	3.3%	2.7%
<b>Net Absorption</b>	88,338	140,416	301,512	60,671	61,763	235,521
<b>Delivered Construction</b>	587,872	816,268	982,820	64,800	393,089	142,751
<b>Under Construction</b>	3,603,588	4,360,856	865,216	413,893	54,921	51,751



# TULSA'S INDUSTRY HIGHLIGHTS



## AVIATION & AEROSPACE

**700+**

acres of shovel-ready land available for development at Tulsa International Airport

**\$11.7B**

total economic contribution from the aviation and aerospace industry

**46,233 employees**

in aerospace sectors across 250+ businesses in Tulsa

Source: Tulsa Regional Chamber



## TECH INDUSTRY

**One of 31 Tech Hubs**

selected by the U.S. Department of Commerce's Economic Development Administrative as part of a \$51 million investment

**56,000**

new future-proof jobs created locally within emerging tech industries

**\$15M**

committed by state legislature to enhance and bolster tech initiatives

Source: Tulsa Regional Chamber



## ENERGY

**1,000+**

energy-related companies call the Tulsa region home

**Nearly \$15B**

total annual economic impact of the energy sector to Tulsa's economy

**\$361M**

of sales tax is supported by activity in Tulsa's oil and gas industry

**67,000+ employees**

in the energy industry; representing 1.6% of all U.S. energy jobs

**\$0.55** of additional GDP added to the local economy for every \$1 of production

Source: Tulsa Regional Chamber



## TRANSPORTATION & LOGISTICS

**9,000+**

acres of industrial land ready for development in the Tulsa region

**\$1.7B**

total annual economic impact of the logistics sector to Tulsa's economy

**\$77.7M**

in annual tax revenue for the City of Tulsa from the logistics industry

Each logistics job contributes **\$82,106** to the gross product of Tulsa's 11-county area

**\$0.95** of additional GDP added to the local economy for every \$1 of production

Source: Tulsa Regional Chamber

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[SUBJECT TO CITY OF TULSA ZONING APPROVAL]

**FOR SALE**

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