

# Westside Distribution Center

4433 West 49th Street  
Lower Level  
Tulsa, OK 74107



- + 99,000± SF Total\*
  - 1,800± SF Office\*
  - 28,000± SF Demised Space with 10' x 12' Overhead Door\*
  - 36,500± SF Climate Controlled Space with 12' x 11' Opening\*
  - 32,700± SF Warehouse Area\*
- + (1) 36" Exterior Dock with 8' x 8' Door
- + Doors
  - (6) 8' x 8' Dock Doors with Levelers
  - (4) 8' x 8' Dock Doors
  - (1) 14' x 10' Drive-In Door
- + 11.5'± Clear Height
- + 28' x 32' Column Spacing
- + Energy Efficient Lighting
- + Fully Sprinklered
- + 480v, 3 Phase, 900 Amp Service
- + Industrial Medium (IM) Zoning

\*Source: Assessor and Owner

#### Regional Distances

110± Miles from Oklahoma City

260± Miles from Dallas

270± Miles from Kansas City

390± Miles from Saint Louis

500± Miles from Houston

690± Miles from Chicago

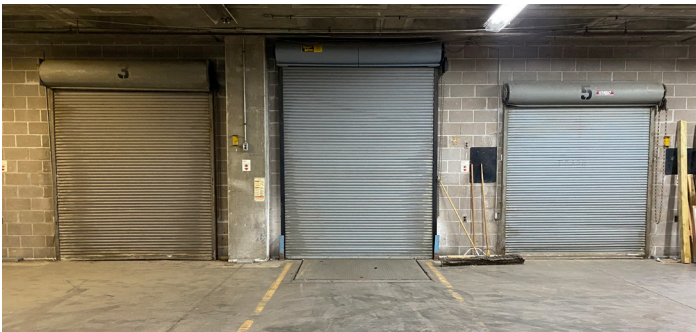
### Lower Level



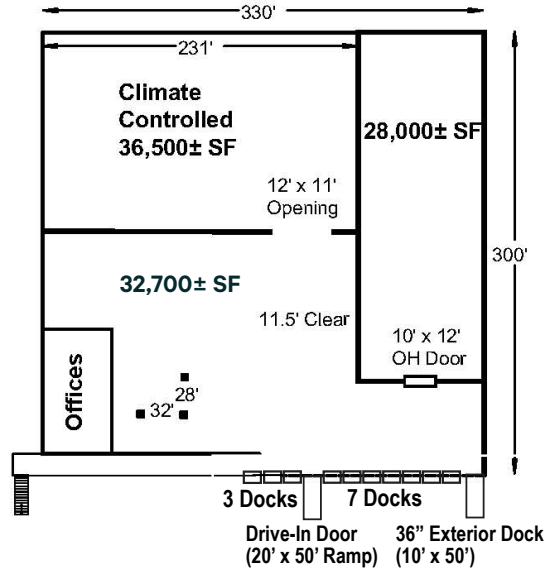
**28,000± SF DEMISED SPACE**



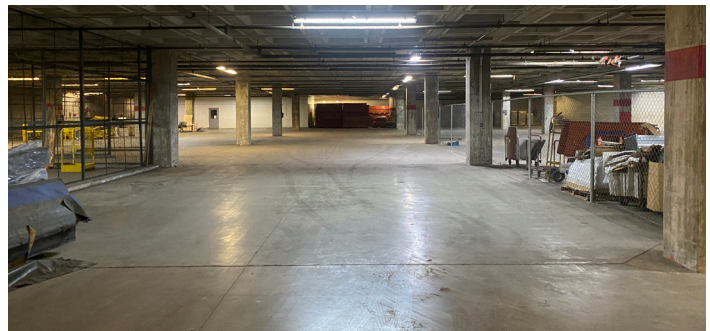
**36,500± SF CLIMATE CONTROLLED AREA**



**INTERIOR VIEW DOCK LOADING**



**DOCK LOADING AREA**



**WAREHOUSE AREA**

### Contact Us

**James (Jamie) Hill, SIOR, CCIM**  
 First Vice President  
 +1 918 392 7206  
 jamie.hill@cbre.com

**Spencer Sheets**  
 Senior Associate  
 +1 918 392 7240  
 spencer.sheets@cbre.com

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.