

SOUTHEAST TULSA MULTI-TENANT COMMERCIAL COMPLEX FOR SALE OR LEASE



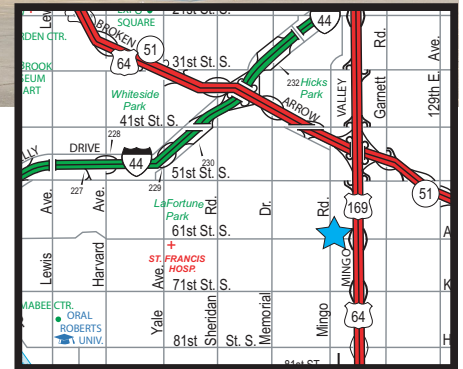
6005-6011 S MINGO RD, TULSA, OK

SIZES

- 12,000 SF Total Building
- 54,000 SF \pm (1.24 AC \pm ; 245'x220') Land Area
(Size subject to a survey calculation)

FEATURES

- Six (6) 2,000 SF unit design complex built for Kang's Tae Kwan Do
 - Three (3) unit 6,000 SF martial arts space can be available
 - Three (3) 2,000 SF Tenants leased (see Space Unit Chart)
 - 2008 Steel Frame Construction with EIFS Exterior/Sandstone Base Accents
 - Corner Space location with prime tower point signage opportunity
 - 17' clear height; new LED warehouse lighting; additional Mezzanine Storage Area
 - Excellent 61st and Mingo Frontage
 - Wraparound drive circulation to building; easement access to 61st St
 - Oversized land with abundant 78 parking spaces \pm (6.5 spaces/1000 SF)
 - Flexible zoning combination of CS (Commercial Shopping) and IL (Industrial Light)
 - Flood Zone X – Area of minimal flood hazard
 - Convenient proximity to US 169/BA Expwy
 - Within 1 mile from Tulsa's prominent 71st retail corridor
- * Cell tower excluded from sale



The information contained herein is believed to be accurate but is not guaranteed as to accuracy and may change or be updated without notice.

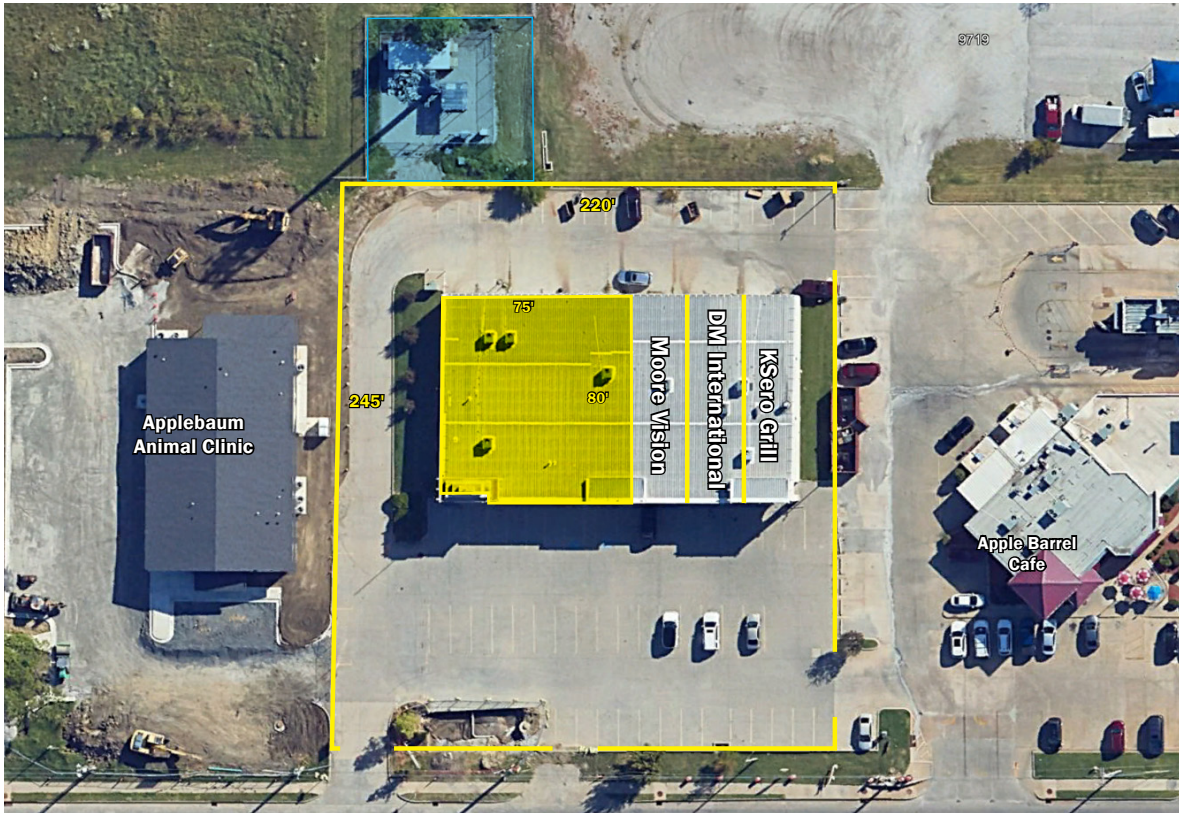
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Aerial Map



■ Cell Tower Excluded

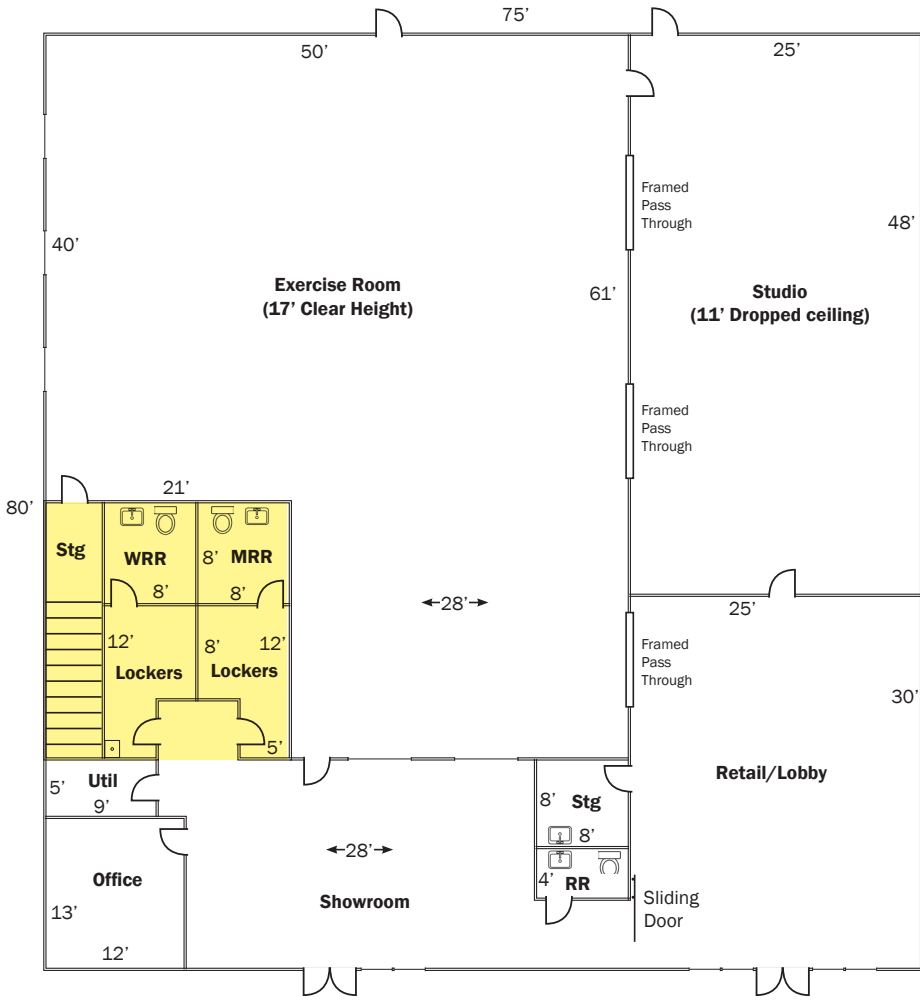
■ Subject Space Area Available

Space Unit Chart

6005	Owner Space	6,000 SF (divisible)	Available
6007	Moore Vision	2,000 SF	Lease expires 11/30/2026
6009	DM International	2,000 SF	Lease expires 12/31/2026
6011	K'Sero Restaurant	2,000 SF	Lease expires 01/31/2027



Floorplan - Suite 6005 (Owner Space Available)



LOBBY



RETAIL/SHOWROOM

PARKING



EXERCISE ROOM



STUDIO

Photos



BUILDING FRONT



BUILDING SIDE AND BACK ENTRANCE

Image from Tulsa Zoning Map

