

CENTRAL TULSA FULL HVAC INDUSTRIAL BUILDING PAIR FOR LEASE



1234-1240 S. JOPLIN AVE, TULSA, OK

SIZES

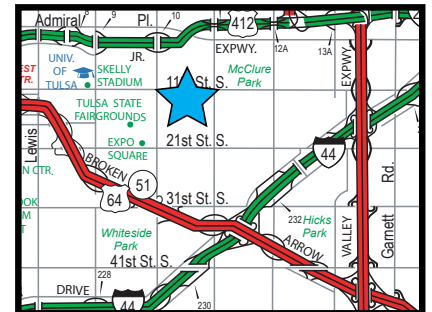
- 14,688 SF Total 2 Buildings (See Floor Plans)
- 40,000 SF Land Site (See Aerial)

1234 S Joplin (North) - 5,000 SF Total

- 800 SF Office
- 4,200 SF Warehouse
- 2,000 SF Open Air Enclosure

1240 S. Joplin (South) - 9,688 SF Total

- 4,000 SF Showroom
- 1,000 SF Receiving Bay
- 4,000 SF Production/Storage



FEATURES

- Former Manufacturing property, flexible for manufacturing, assembly or warehouse
- Fully conditioned 20 ton HVAC in both buildings; maintained by Landlord
- Heavy electric; 240 and 440 V 3-Phase, 600-1000 Amp
- 3 ton crane with 12'5" Hook Height to North building
- New asphalt overlay
- Gated and fenced drive/loading access and courtyards
- Multiple grade level OH doors (10'x10' and 12'x12')
- Zoned Industrial Medium (IM)
- Compressed air lines; water line/drains
- Security cameras and monitors
- Central Tulsa industrial district off Sheridan/11th

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

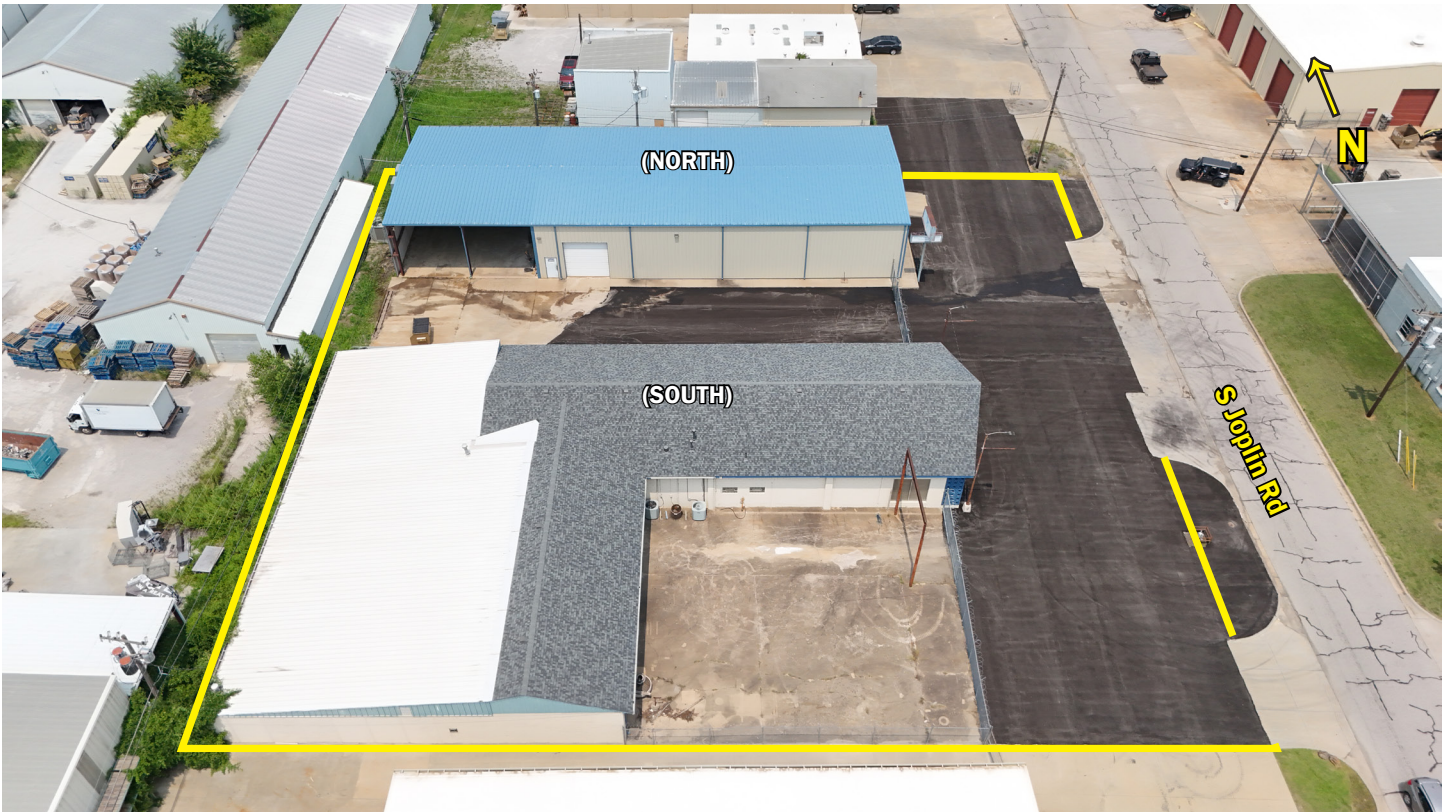
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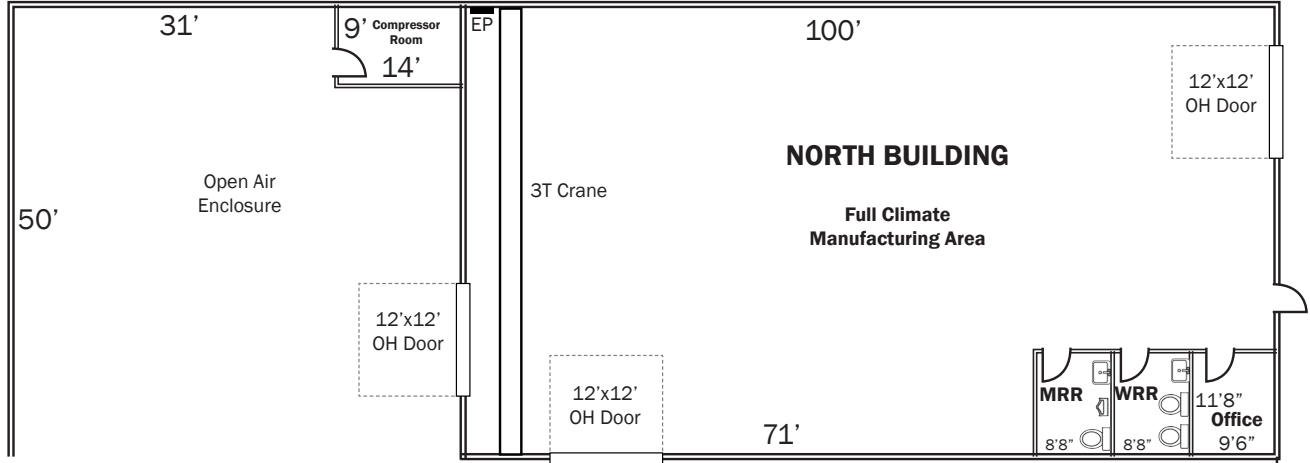
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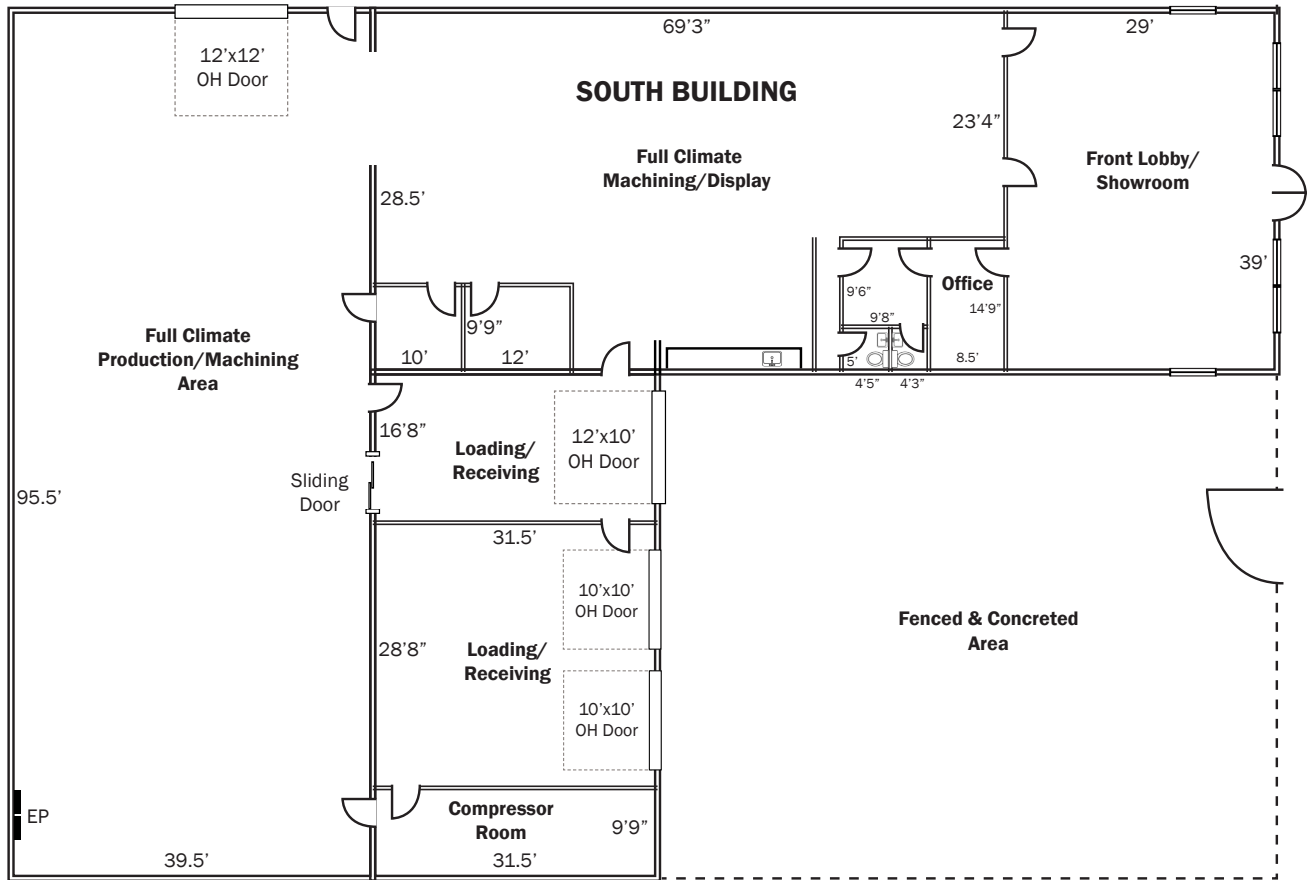
Aerial



Floorplans



Fenced/Gated Concrete Shared Loading Area



Fenced & Concreted Area

Photos



Entrance/Lobby



Entrance/Lobby



Open Work Area



Office



Office