

CBRE

FOR SALE

1140 NORTH LEWIS AVENUE
TULSA, OK 74110





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PROPERTY HIGHLIGHTS

SITE
 $20.19 \pm$ AC

UTILITIES
AVAILABLE

RMH ZONING
RESIDENTIAL MANUFACTURED HOUSING

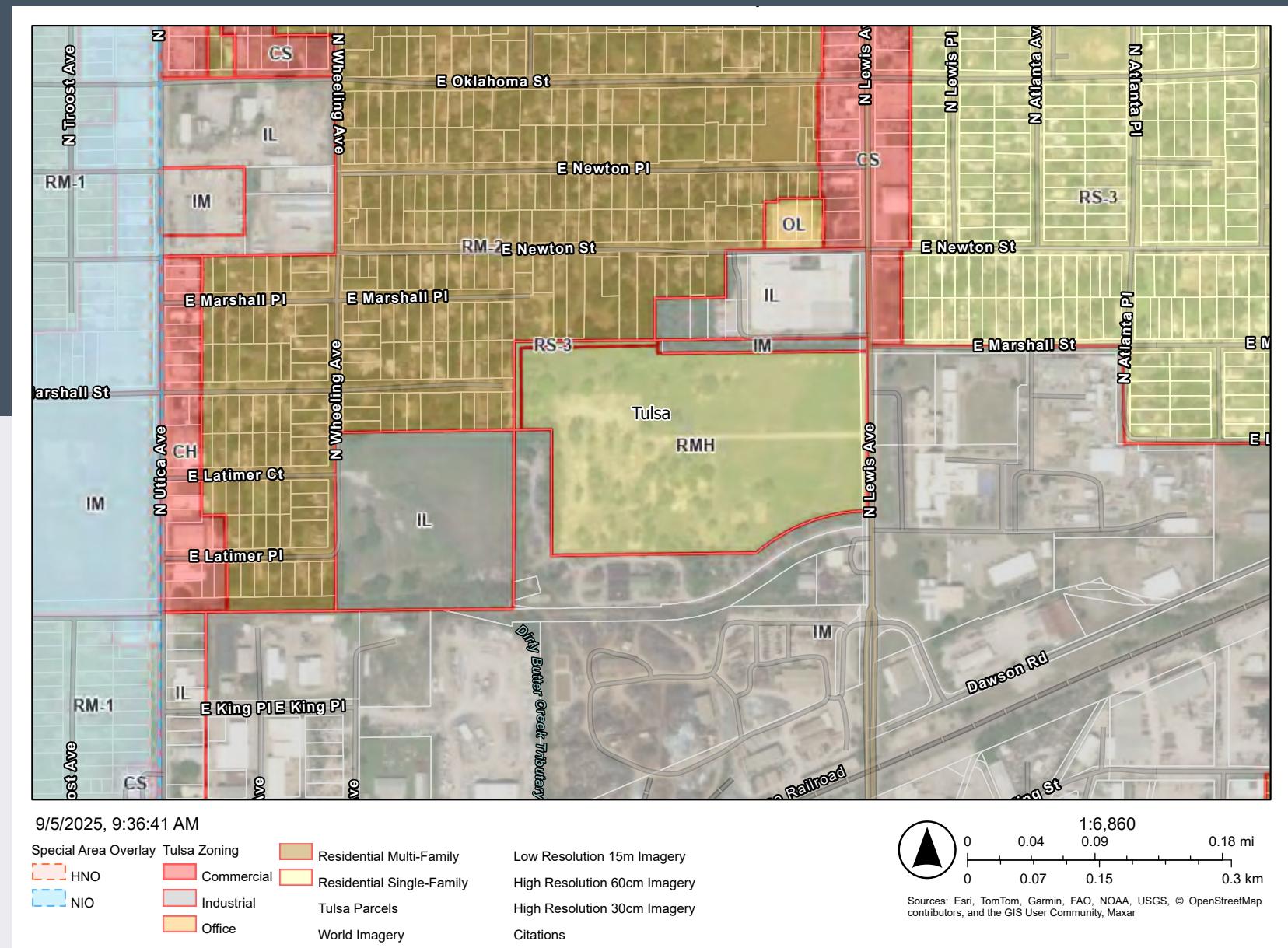
PHOTOS



LOCATION AERIAL



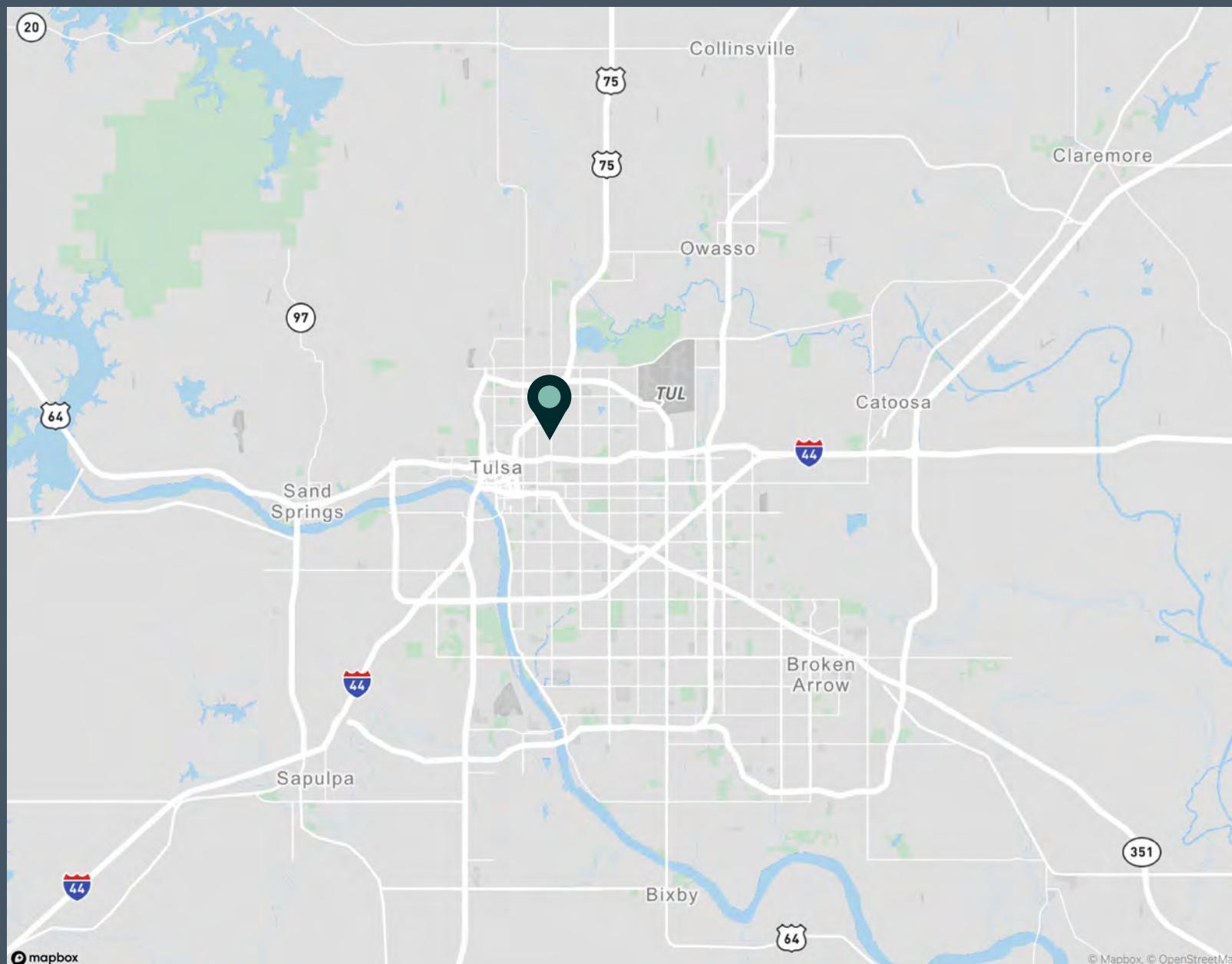
ZONING



FLOODPLAIN



AREA MAP



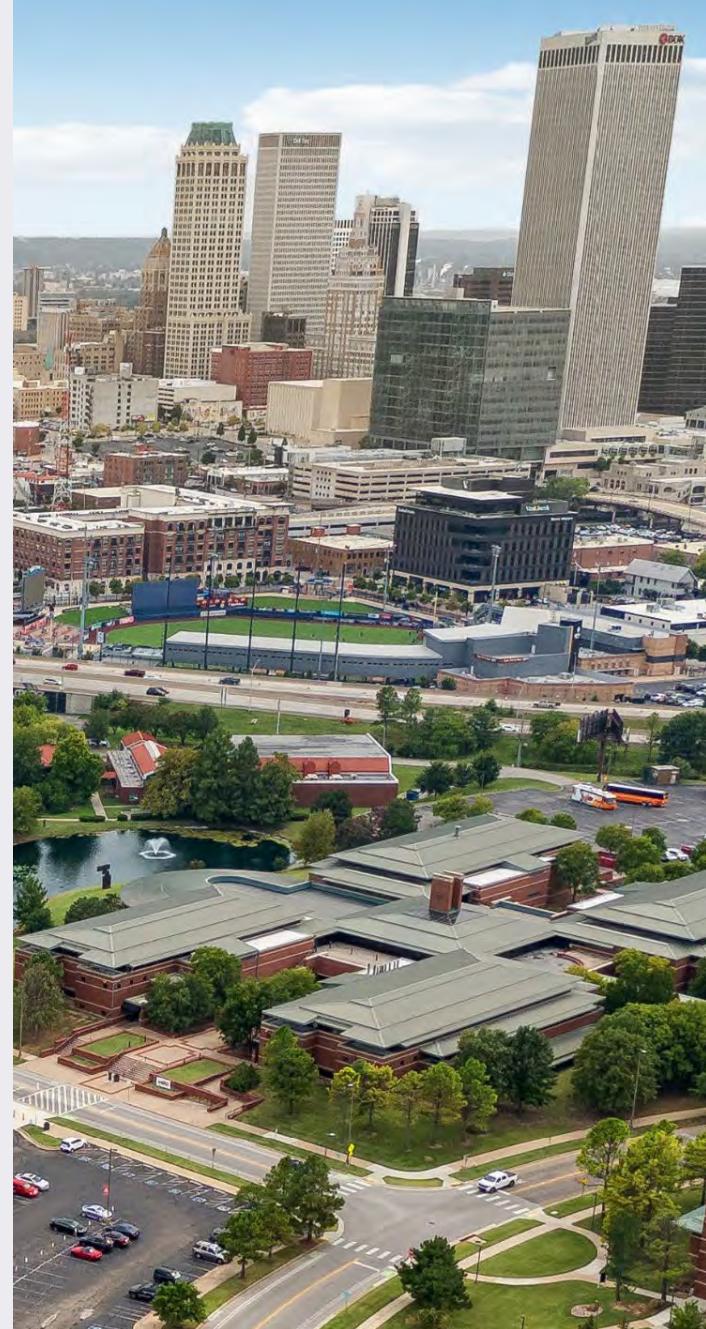
TULSA'S INDUSTRIAL ECONOMY

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
Vacancy Rate	3.2%	3.9%	4.0%	3.3%	3.3%	2.7%
Net Absorption	88,338	140,416	301,512	60,671	61,763	235,521
Delivered Construction	587,872	816,268	982,820	64,800	393,089	142,751
Under Construction	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



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



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



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

Source: Tulsa Regional Chamber

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20± ACRES
INDUSTRIAL LAND

FOR SALE

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CBRE

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