

FOR SALE

CBRE

1140 NORTH LEWIS AVENUE
TULSA, OK 74110

20± ACRES
INDUSTRIAL LAND





1140 NORTH LEWIS AVENUE
TULSA, OK 74110

PROPERTY HIGHLIGHTS

SITE
20.19± AC

UTILITIES
AVAILABLE

RMH ZONING
RESIDENTIAL MANUFACTURED HOUSING

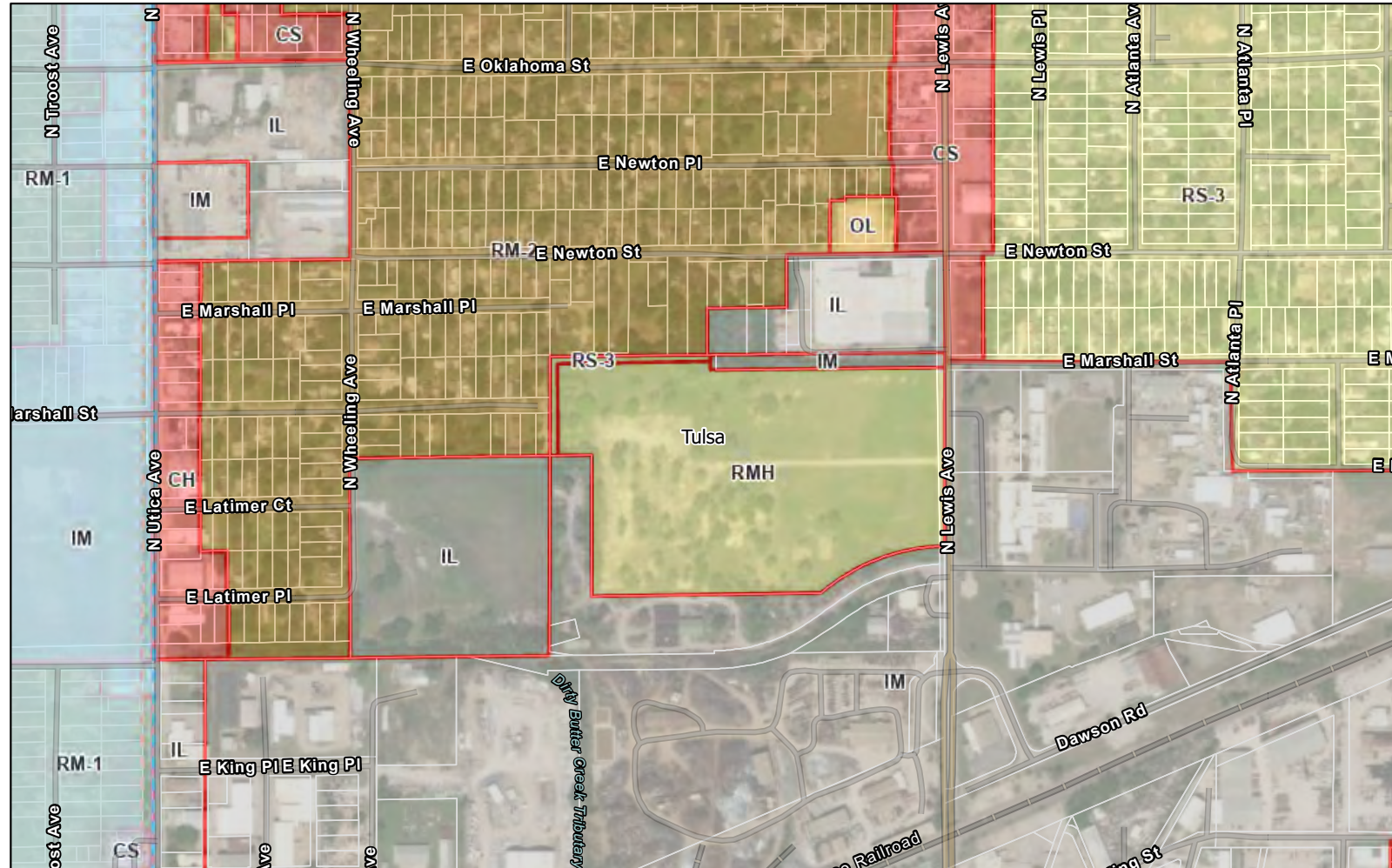
PHOTOS



LOCATION AERIAL



ZONING



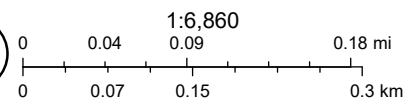
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Special Area Overlay Tulsa Zoning

- HNO
- NIO
- Commercial
- Industrial
- Office

- Residential Multi-Family
- Residential Single-Family
- Tulsa Parcels
- World Imagery

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

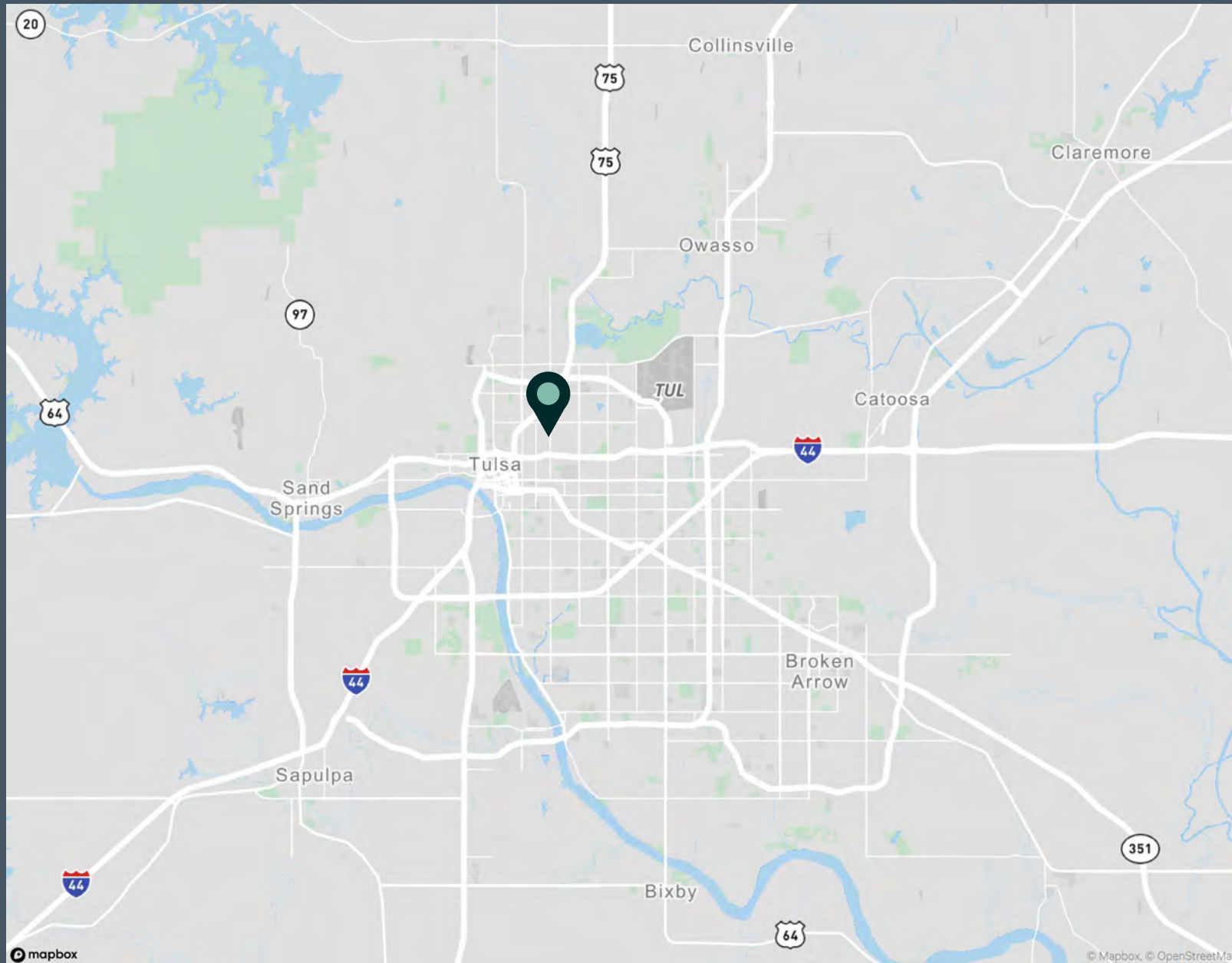


Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Maxar

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
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

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

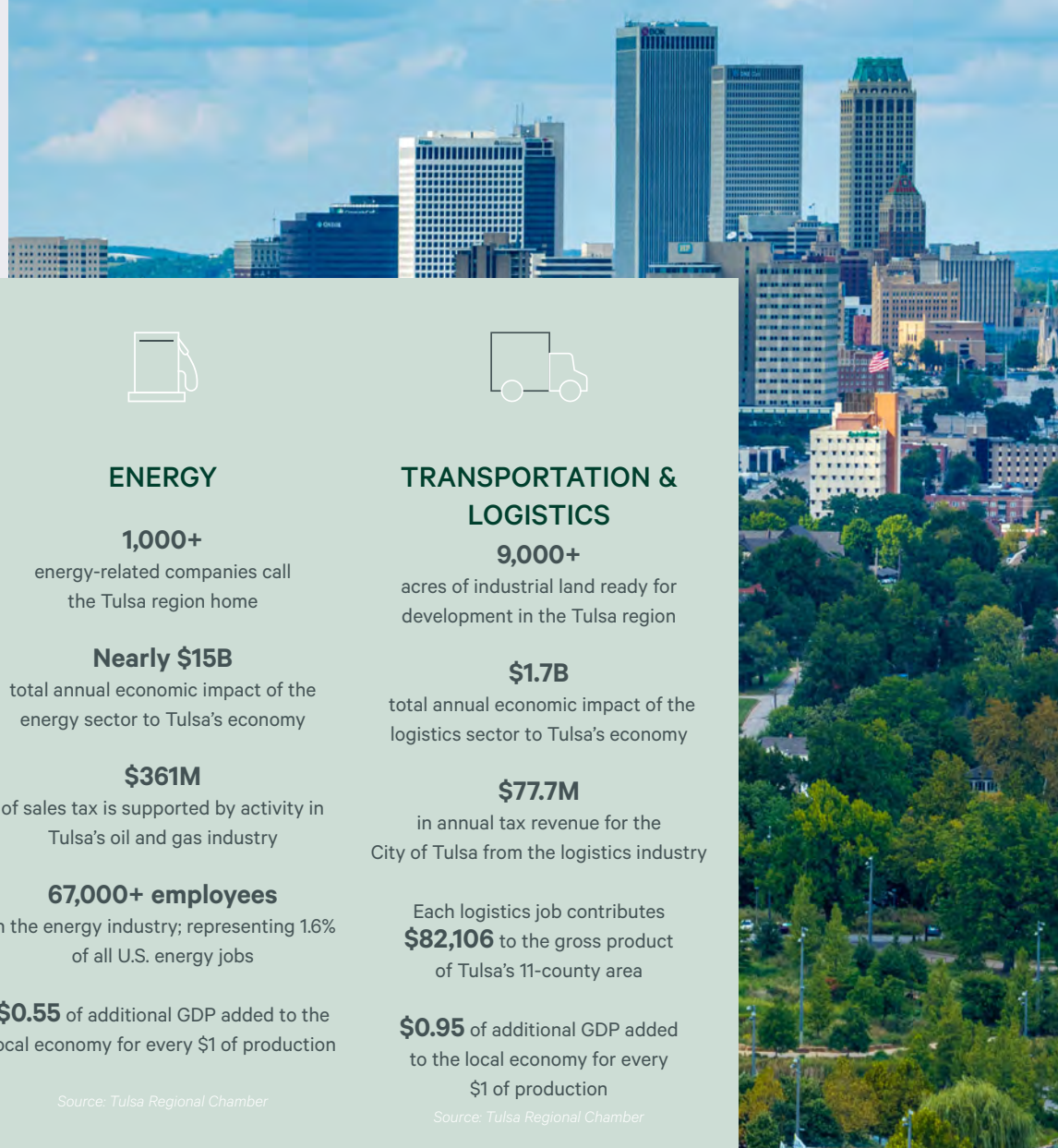
\$77.7M

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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CBRE

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