

NEW CONSTRUCTION



*REPRESENTATIVE PHOTO

MULTI-TENANT INDUSTRIAL FACILITY

E 61ST ST & HWY 169, TULSA, OK 74133

CBRE

PROPERTY OVERVIEW

- Class A Industrial Facility
- Estimated Completion Q3 2026
- Concrete Tilt-Up Construction
- Butler MR-24 Standing Seam Metal Roof System
- 6" Concrete Slab Foundation
- 161,864± SF Total* (Divisible)
- Custom Office Build Out Available
- 30' Clear Height
- LED Lighting
- ESFR Sprinkler System
- 50' x 50' Column Spacing
- (31) 9' x 10' Dock High Doors
- (3) 12' x 14' Drive-In Doors
- Highway 169 Visibility
- Zoned IL (Light Industrial)
- Great SE Tulsa Location
- Excess Land Available for Outside Storage (for an additional charge)

*Source: Owner



PROPERTY HIGHLIGHTS

161,864±

Total Sq. Ft.

30'

Clear Height

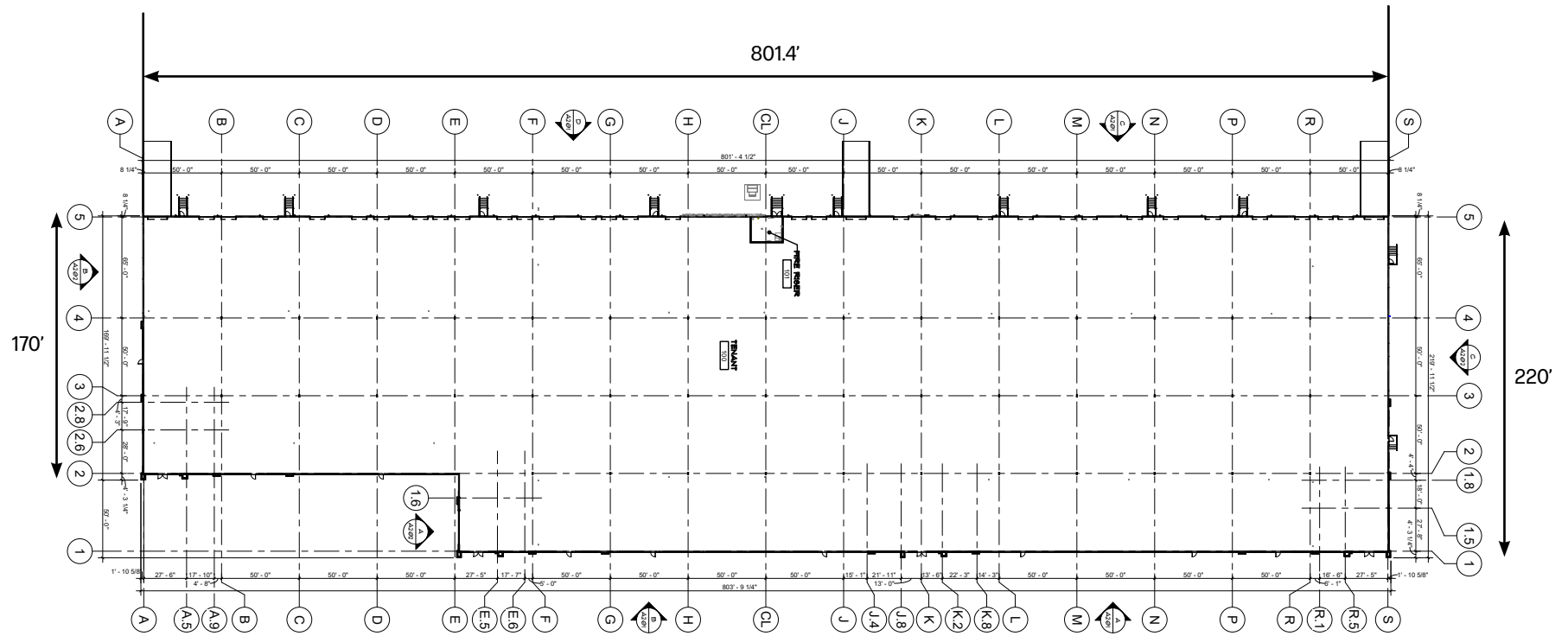
50' x 50'

Column Spacing

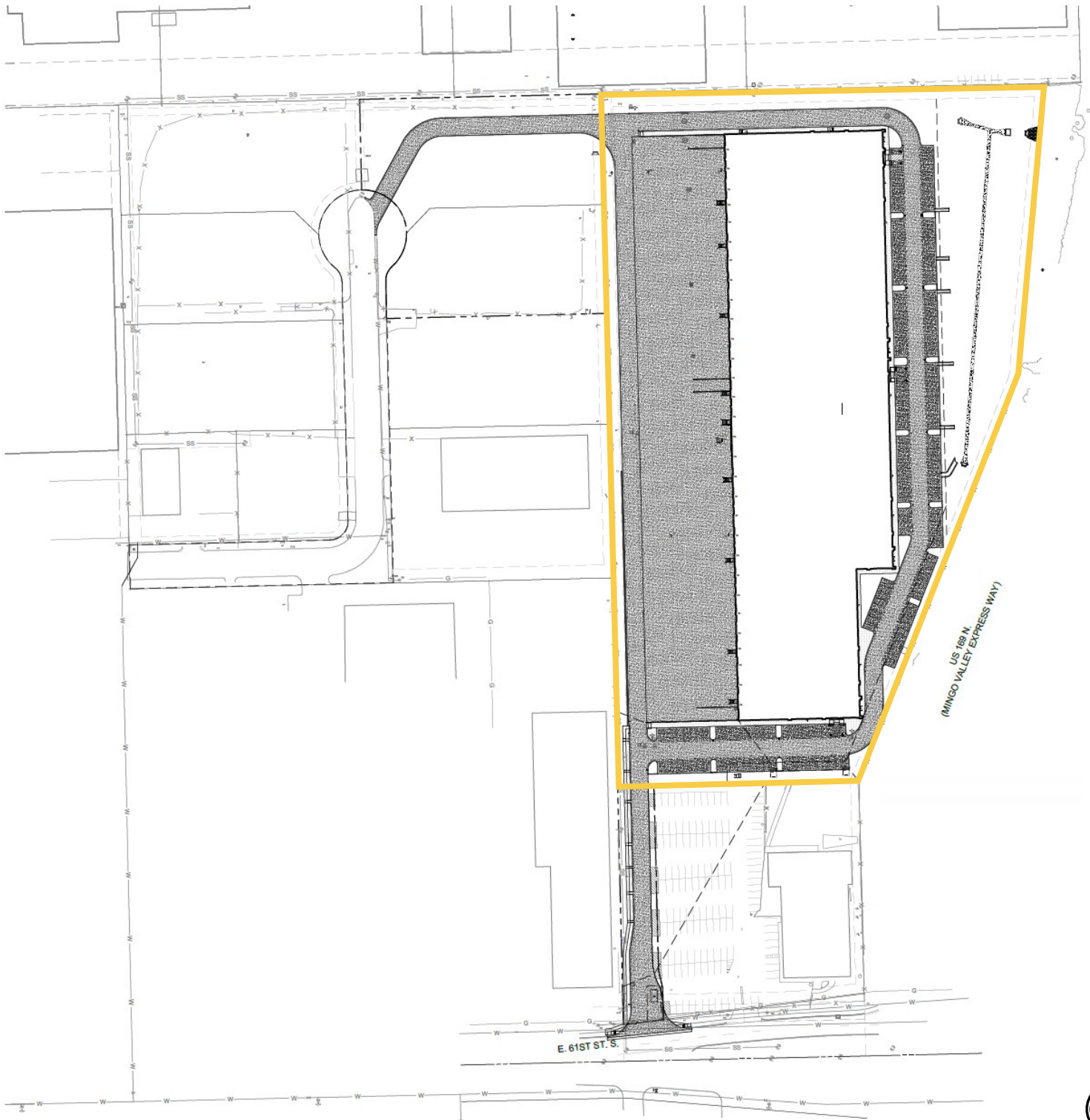
Q3 2026

Estimated Completion

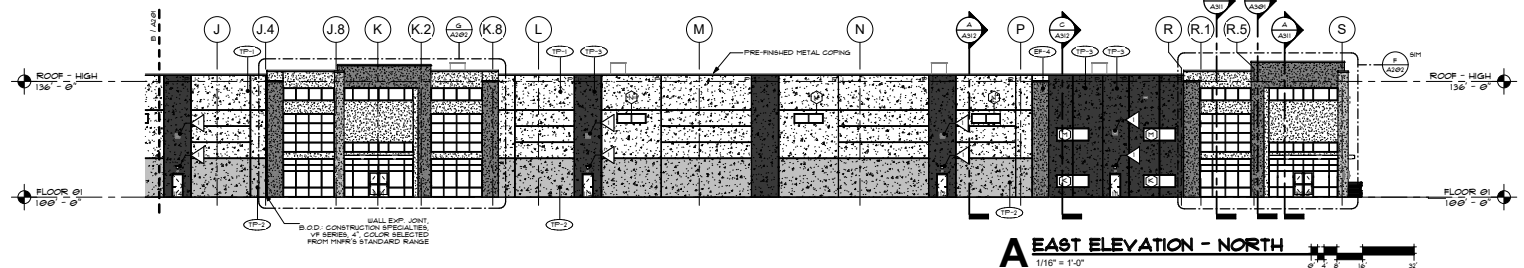
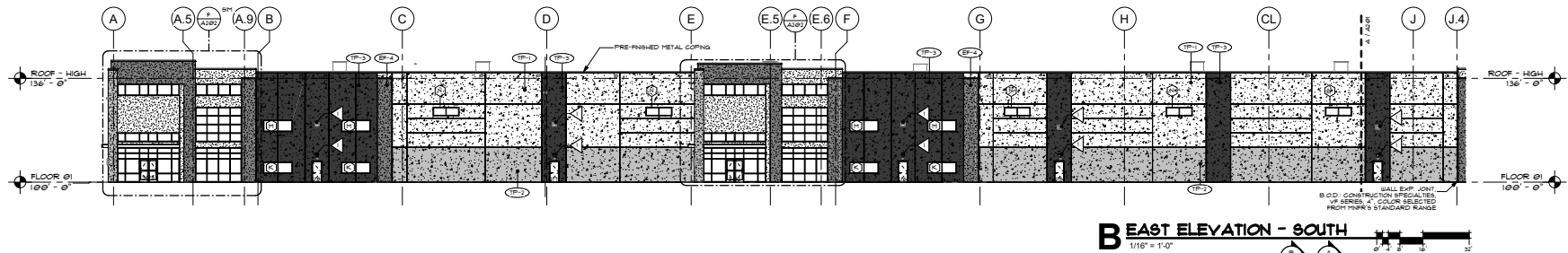
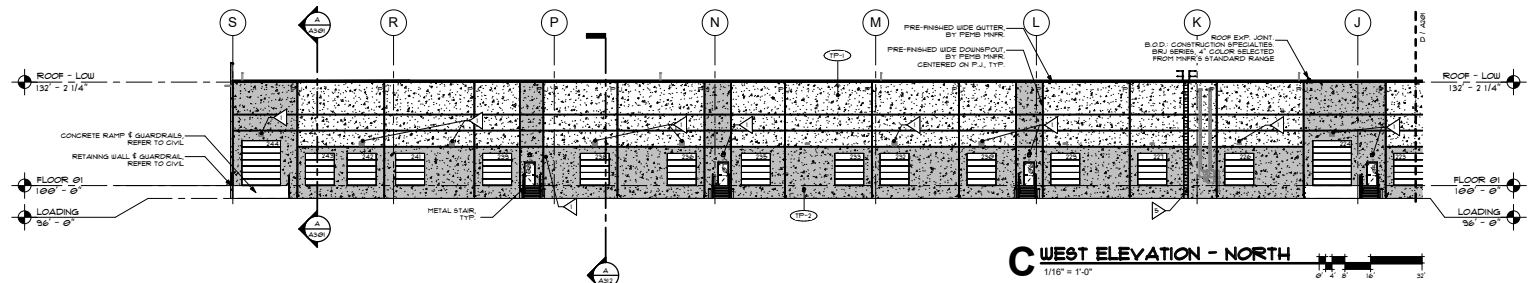
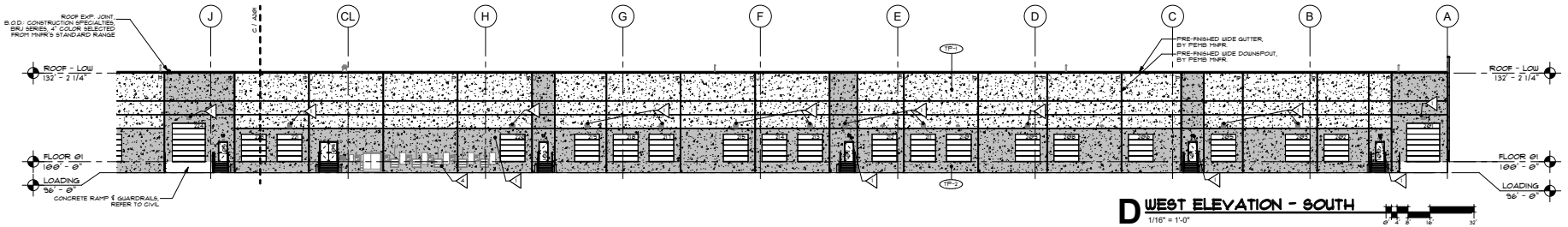
FLOOR PLAN



SITE PLAN



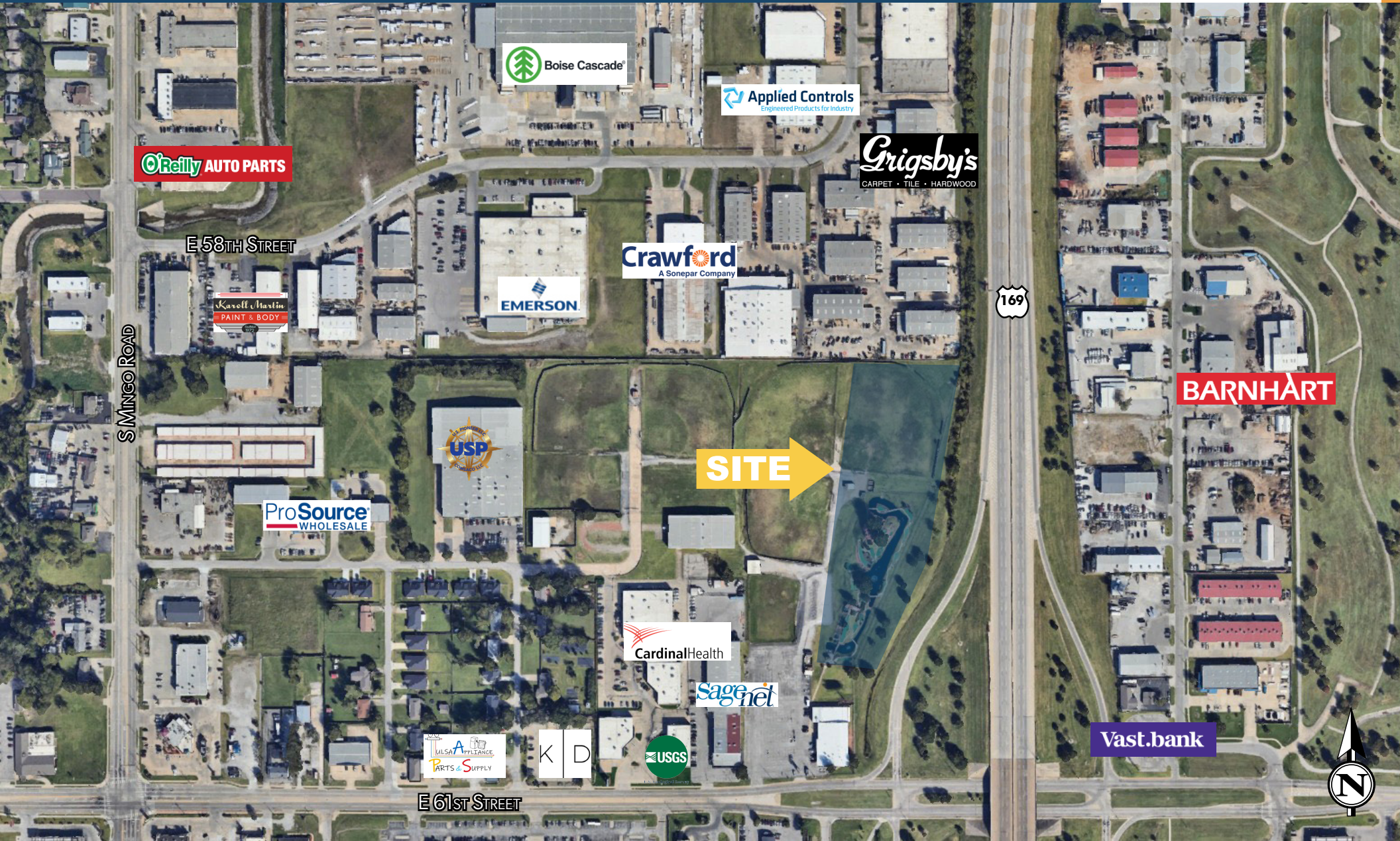
EXTERIOR ELEVATIONS





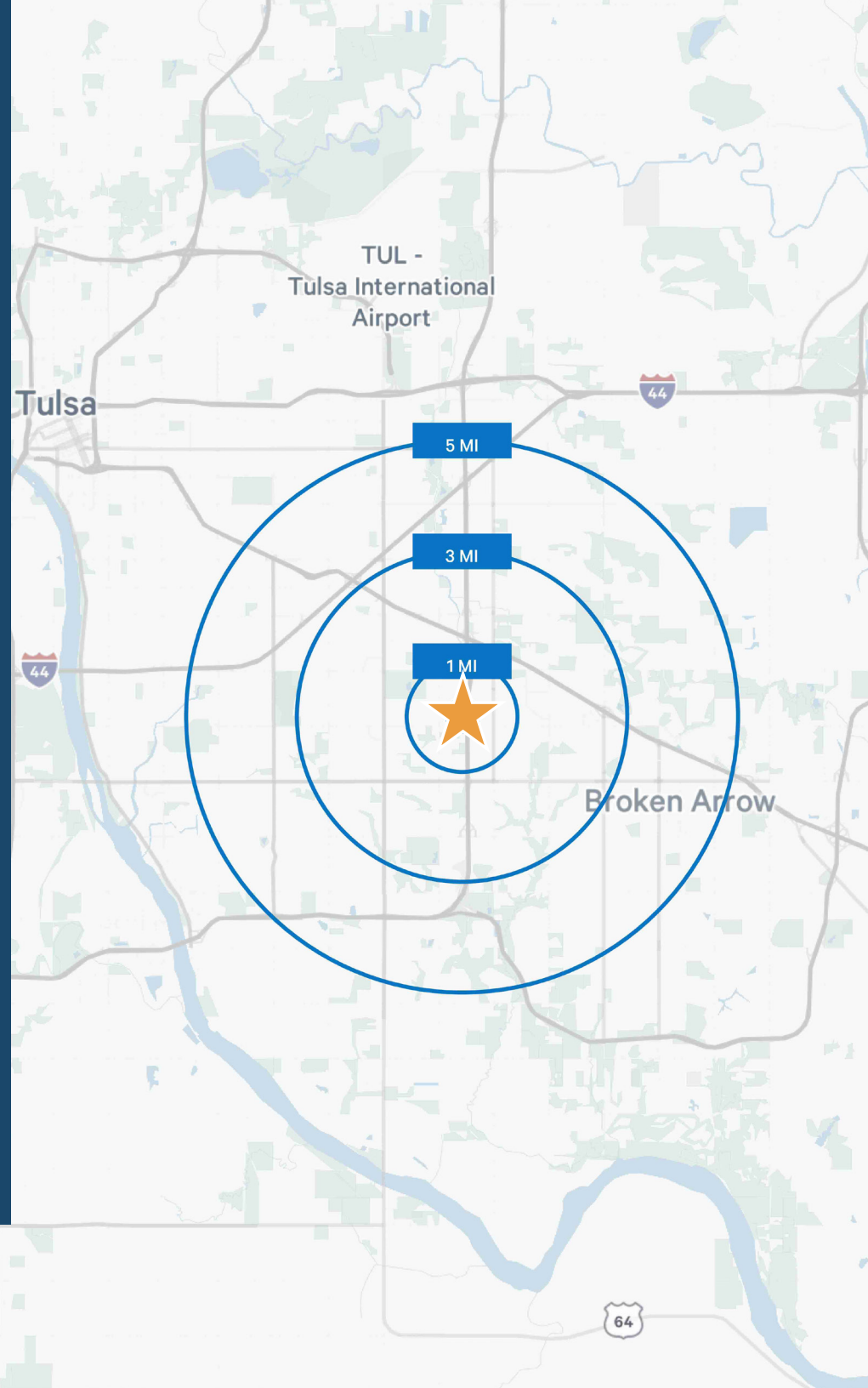
* REPRESENTATIVE PHOTOS

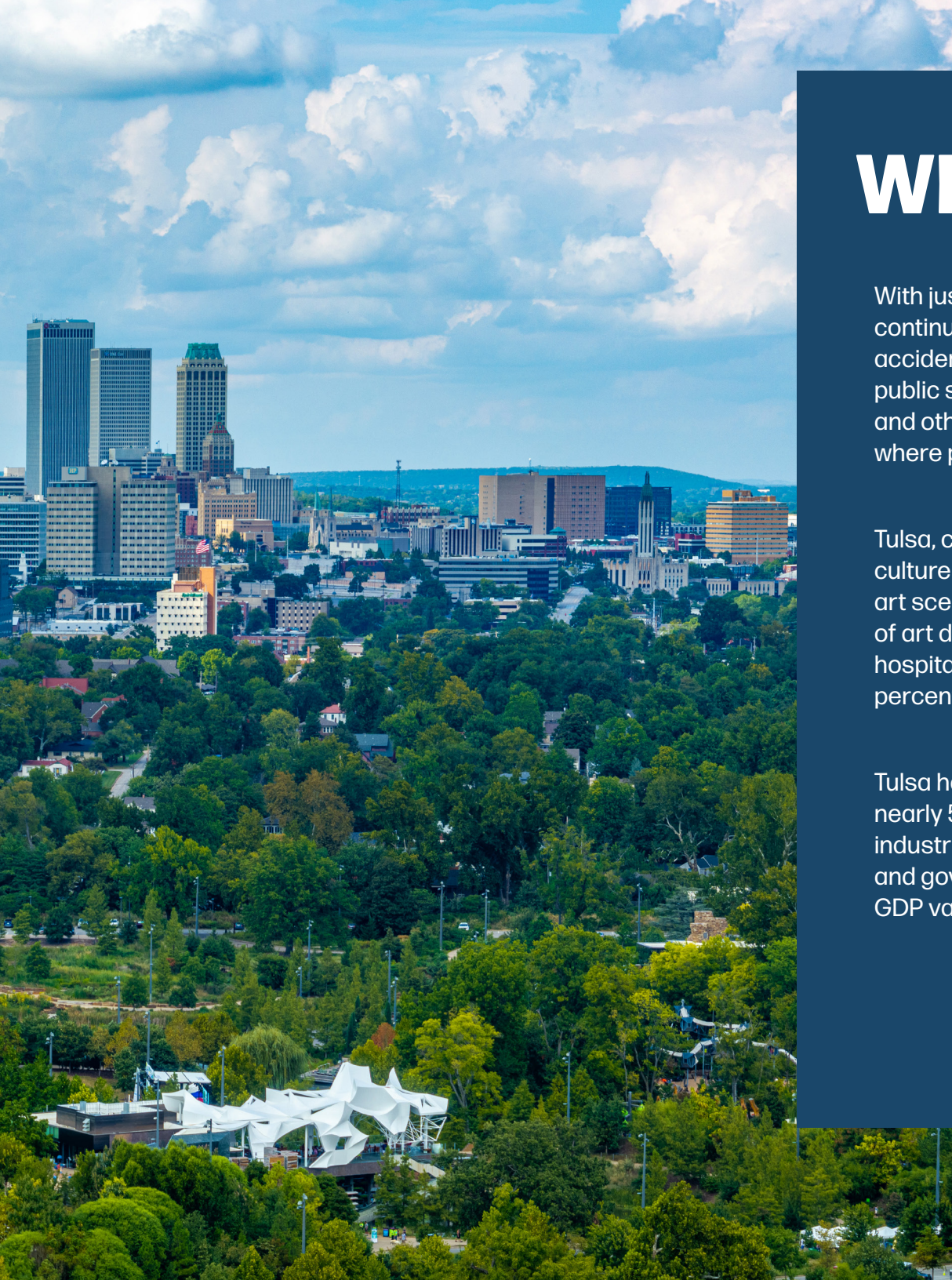
AREA HIGHLIGHTS



AREA DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION			
2024 Population	7,532	92,062	253,797
2029 Population-Projected	7,765	93,899	259,214
2024-2029 Growth Rate	0.61%	0.40%	0.42%
HOUSEHOLD INCOME			
Average Household Income	\$72,946	\$88,685	\$97,333
Median Household Income	\$62,307	\$64,601	\$69,832
HOUSING VALUE			
Average Home Price	\$203,377	\$259,480	\$295,127
Median Home Price	\$183,539	\$231,812	\$252,963
PLACE OF WORK			
2024 Businesses	880	5,935	13,169
2024 Employees	11,353	70,709	146,865
EDUCATION			
Advanced Degree	8.5%	10.8%	12.5%
Bachelor's Degree	18.0%	20.9%	23.8%
Other	73.5%	68.3%	63.7%



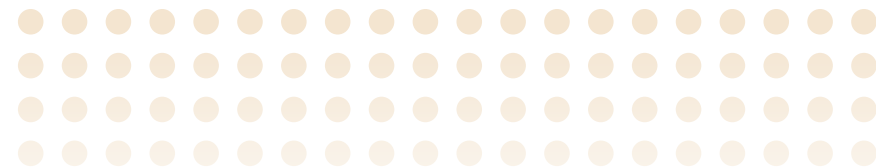


WHY TULSA

With just over one million residents, the Tulsa metropolitan area continues to see steady growth. This growth didn't happen by accident - the City of Tulsa has invested over \$884 million in public safety, economic development, education, health care and other capital improvements to make Tulsa a world-class city where people want to live.

Tulsa, coined as the 'world's largest small town', is famous for its culture and deep love of the arts with a vibrant film, music, and art scene, and for having one of the nation's largest collections of art deco architecture. It's no surprise that the leisure & hospitality industries in Tulsa continuously experience a high percentage change year after year.

Tulsa has a dynamic economy, supported by a workforce of nearly 500,000 people. The trade, transportation, and utility industries dominate the market, but education, health, business, and government also play significant roles. At \$60 billion, Tulsa's GDP value is in the top 100 in the nation.





WHY TULSA

Tulsa Ratings and Rankings

#5 Best City in America for Quality of Life

(KTUL 2024)

#24 Most Affordable Cities to Live in

(U.S. News 2024)

#27 Best Cities for Teleworking

(Best Places 2024)

#32 Cities With the Lowest Cost of Living

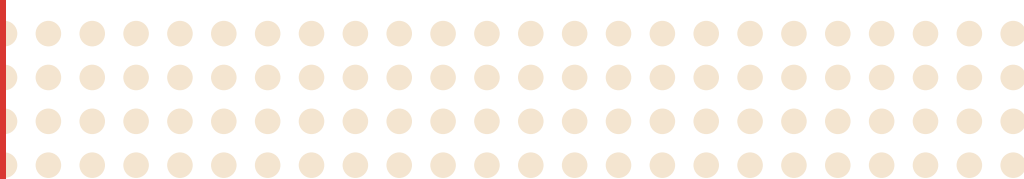
(Niche 2024)

#36 Best Place to Start a Career

(WalletHub 2023)

Tulsa's Gathering Place Named #1 Best Park in the USA

(USA Today 2021)



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