

OFFICE/WAREHOUSE FOR LEASE

1245 N. GARNETT RD. - TULSA, OK 74116

BAUER
& ASSOCIATES
REALTORS®



PROPERTY HIGHLIGHTS

- **SPACE AVAILABLE: 19,496 sf**
 - WAREHOUSE (18,440 sf)
 - OFFICE (1,056 sf)
- GATED PROPERTY
- GARNETT FRONTAGE
- 12' X 12' GRADE LEVEL OHD's
- CONVENIENT HIGHWAY ACCESS
- NEAR TULSA INTERNATIONAL AIRPORT
- ZONED IL (Light Industrial)



Traffic Count

INCOG 2024

2,853 Vehicles per day

N. Garnett Rd.

6,556 Vehicles per day

E. Pine St.



2024 Demographics

Source: ESRI

| | 1 Mile | 3 Miles | 5 Miles |
|-------------------|----------|----------|----------|
| Population | 2,083 | 34,674 | 121,883 |
| Households | 803 | 12,356 | 46,246 |
| Average HH Income | \$64,124 | \$66,089 | \$66,768 |

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"A LEADER IN TULSA COMMERCIAL REAL ESTATE SINCE 1979"

Commercial - Industrial - Investment Property - Property Management

6846 S. Canton Ave., Suite 100, Tulsa, OK 74136

All statements herein are for information purposes only and are believed to be reliable; however, no warranty or representation is made as to the accuracy thereof and the same is submitted subject to errors, omissions, change of price, terms, conditions and prior sale or lease.

SHEILA COOPER

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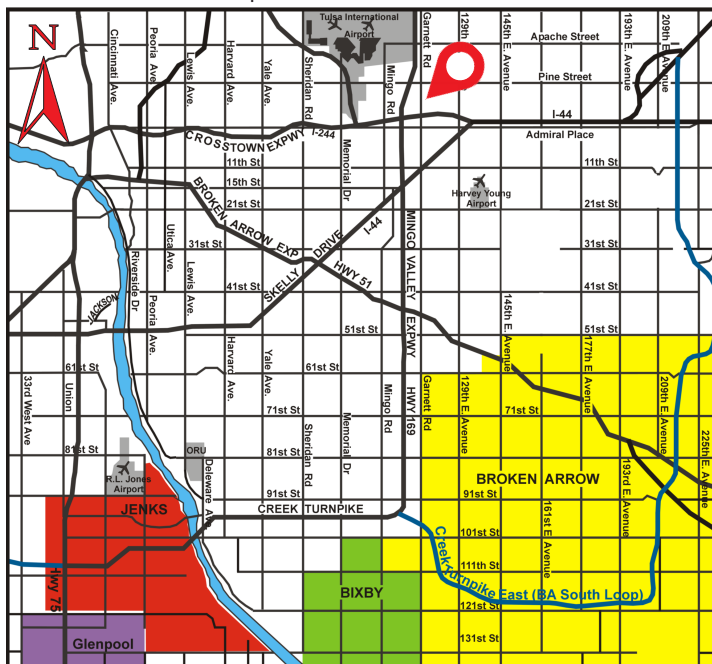
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Greater Tulsa Area Map



NEARBY

NORDAM

QUIKTRIP

SHERWIN-WILLIAMS

PENSKE TRUCK RENTALS

GRANGER INDUSTRIAL

GARNETT STORAGE

PANCHO ANAYA BAKERY

CASA AMIGOS MEXICAN GRILL

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