



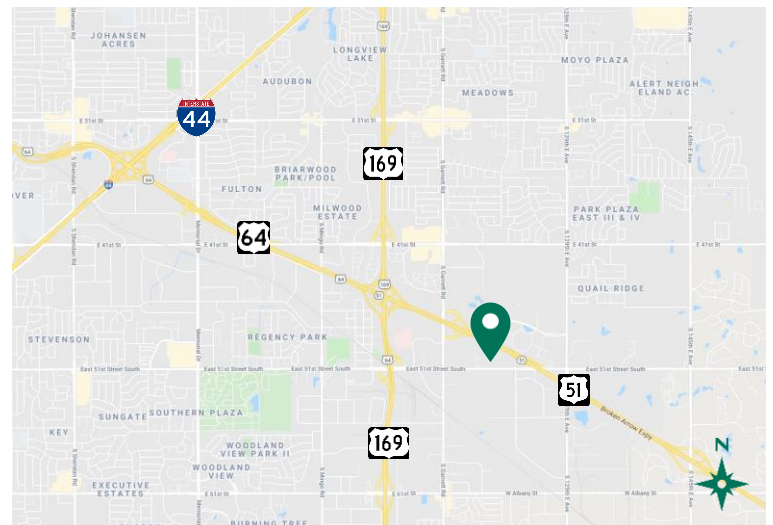
## PROPERTY OVERVIEW

Tandem Business Park is an 88,084± SF flex industrial property located with excellent exposure and access to Highway 51/Broken Arrow Expressway as well as excellent access to Highway 169.

Tenants enjoy nicely landscaped, private entrances with the opportunity for exterior signage and front door parking.

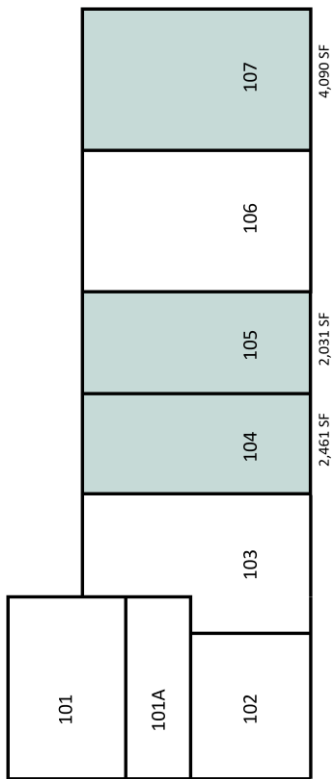
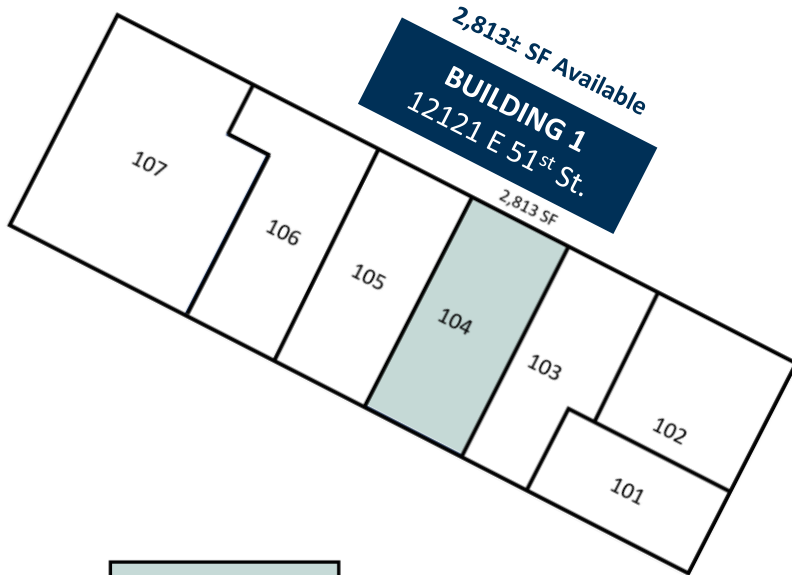
## PROPERTY HIGHLIGHTS

- 2,031-4,633± SF Available
- Grade Level Doors
- Zoned IL
- Up to 16' Clear Height
- New Roofs in 2019
- Highway Exposure
- Exterior Signage for Each Suite
- New Ownership, Management & Leasing as of August 2020



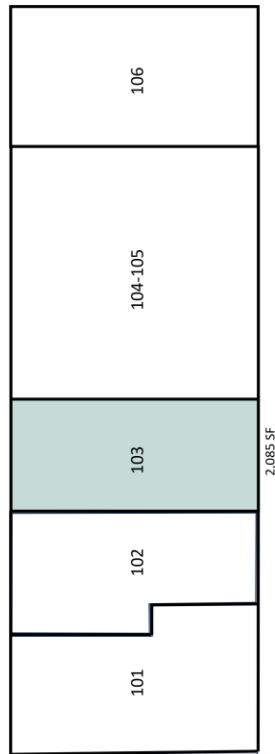
# TANDEM BUSINESS PARK

12101-12221 East 51<sup>st</sup> Street, Tulsa, OK 74146



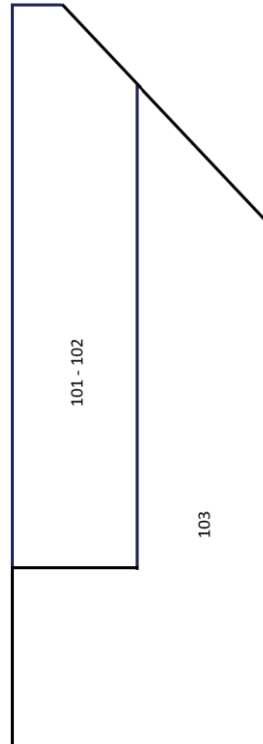
**BUILDING 2**  
12101 E 51<sup>st</sup> St.

2,031 – 4,492± SF Avail.



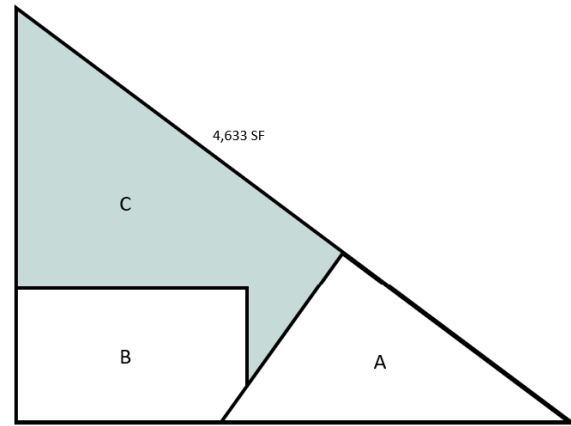
**BUILDING 3**  
12111 E 51<sup>st</sup> St.

2,085± SF Avail.



**BUILDING 4**  
12211 E 51<sup>st</sup> St.

No Availability



**BUILDING 5**  
12221 E 51<sup>st</sup> St.

4,633± SF Available

 Available Space



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**PRICE EDWARDS** AND CO.

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