



OFFERING MEMORANDUM

# MIDTOWN INDUSTRIAL PARK

6240 E 15th Street, Tulsa, Oklahoma 74112

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EDWARDS  
AND COMPANY

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# Confidentiality Agreement

This Offering Memorandum has been prepared solely for informational purposes. The information contained herein has been obtained from sources deemed reliable, but Price Edwards & Company makes no warranties or representations as to its accuracy. All projections, opinions, and assumptions are provided for illustrative purposes only and are subject to variation. This document does not constitute a legal commitment or contract.

INVESTMENT OVERVIEW	3
PROPERTY OVERVIEW	7
FINANCIAL ANALYSIS	21
DEMOGRAPHICS	24

# SECTION 1

MIDTOWN INDUSTRIAL PARK

# INVESTMENT OVERVIEW



# Investment Overview

**ASKING PRICE: \$12,995,000**

Price Edwards & Company is pleased to present Midtown Industrial Park, a newly developed multi-building industrial park located in the highly supply-constrained Tulsa market.

The property, located at 6240 E 15th Street, Tulsa, Oklahoma, consists of four buildings totaling approximately 89,160 square feet situated on approximately 5 acres.

Building D is currently leased to DAIOHS USA, providing in place income, while the remaining buildings offer significant lease up potential or the opportunity for an owner user to occupy a portion of the project while benefiting from rental income.

Midtown Industrial Park provides a rare opportunity for an owner user or investor to acquire newly constructed industrial product in a central Tulsa location at pricing below replacement cost while benefiting from future lease up and rent growth.



# Investment Highlights

- **Rare Tulsa Industrial**  
Rare Tulsa industrial park opportunity offering four buildings totaling  $\pm 89,160$  SF.
- **In-Place Income**  
Building D is leased to DAIOHS USA providing in-place income.
- **Lease Up or Owner Occupancy**  
 $\pm 82,860$  SF is available for lease up or owner occupancy with the ability to accommodate both single tenant and multi-tenant users.
- **Flexible Demising**  
The buildings offer flexible demising allowing for suite sizes from 2,800 SF to 50,000 SF.
- **Move-In Ready**  
33,760 SF completed and move-in ready. Representing approximately 38% of the total project.
- **Strong Industrial Property Specs**  
The Property features 20'+ clear heights with fully sprinklered buildings and 14' x 14' drive in doors with shared dock loading (Building C includes two dedicated dock doors).
- **Immediate Highway Access**  
The Property is strategically located in central Tulsa with immediate access to I-244, I-44 and Highway 64.
- **2026 Construction**  
Opportunity to acquire newly constructed industrial product below replacement cost. Three years of planning, entitlement, and construction completed, allowing a buyer to bypass the time and risk associated with ground up development.



# Investment Strategy



## Owner User Strategy

A buyer can occupy a portion of the property while generating income from existing and future tenants. The flexible building configuration allows for occupancy of a full building while leasing the remaining buildings to offset occupancy costs.



## Value-Add Investment Strategy

An investor could acquire the project with in-place income and execute a lease up strategy. As leasing progresses, the property has the potential to generate significant stabilized income and corresponding value creation.





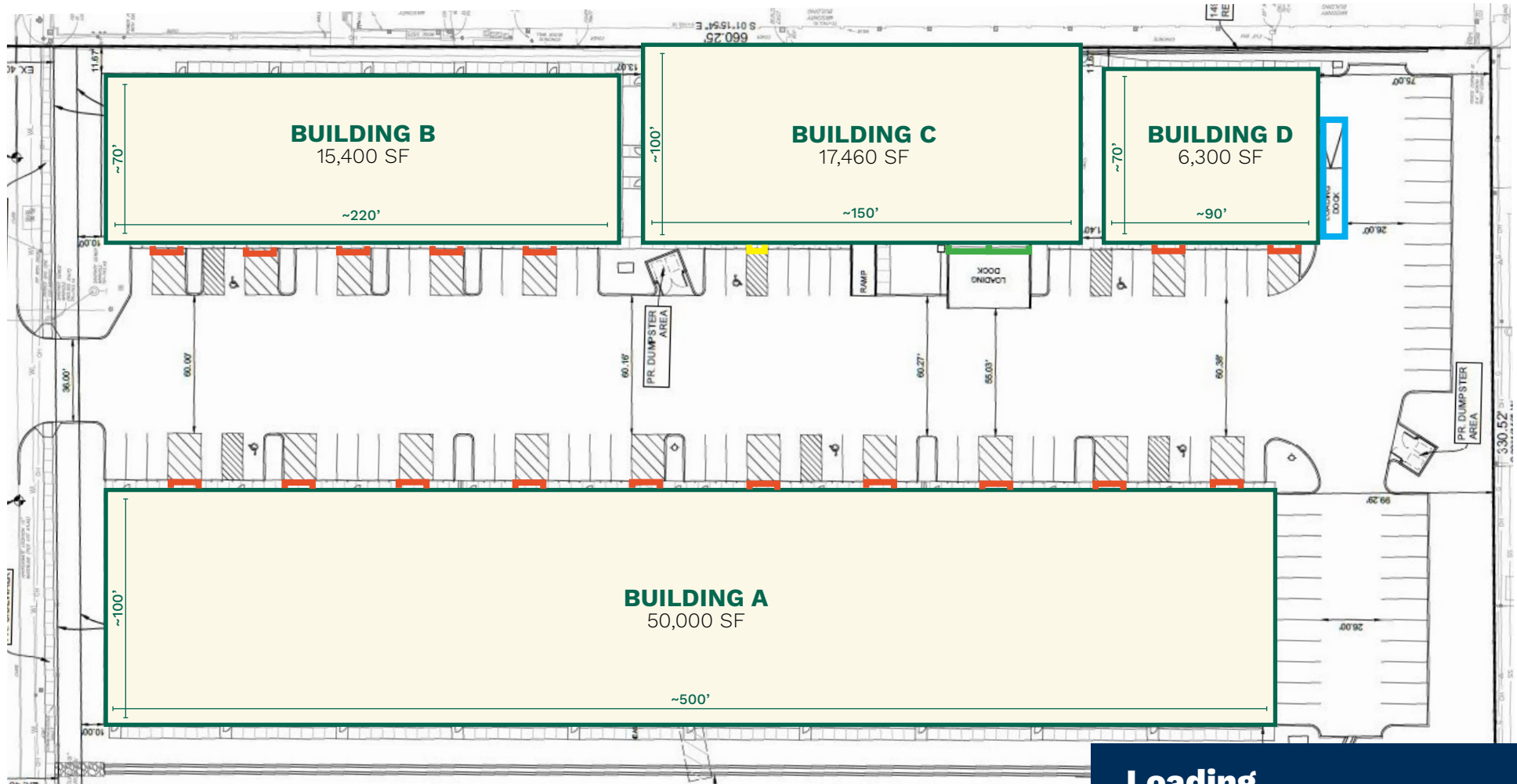
# PROPERTY OVERVIEW

# Property Overview

Property Address:	6240 E 15th Street, Tulsa, Oklahoma 74112
Year Built:	2026
Site Size:	5 Acres
Zoning:	IM (Industrial Moderate)
Property Type:	Industrial, Flex
Number of Buildings:	4
Total Building Size:	89,160 SF
Individual Building Breakdown:	Building A: 50,000 SF - Available Building B: 15,400 SF - Available Building C: 17,460 SF - Available Building D: 6,300 SF - Fully Leased
Construction:	Metal Panel (Building A, B and D) CMU (Building C)
Clear Height:	±20'-27'
Loading:	Varies (See site plan)
Sprinklered:	Wet System



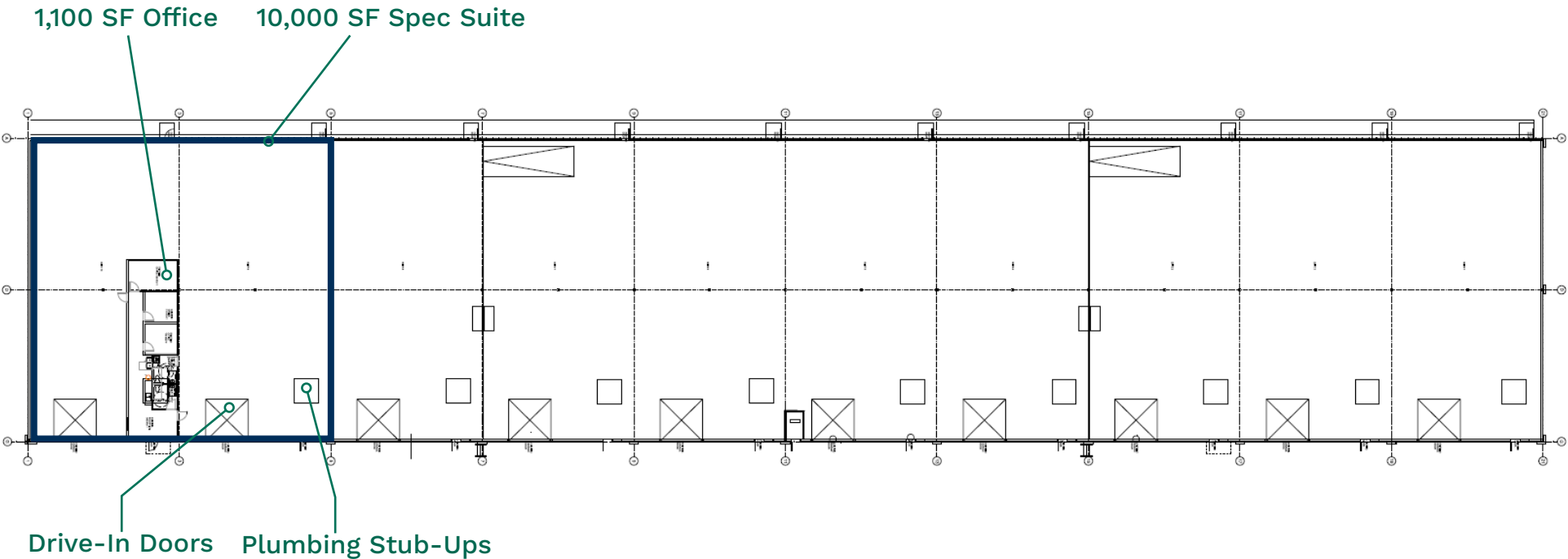
# Site Plan



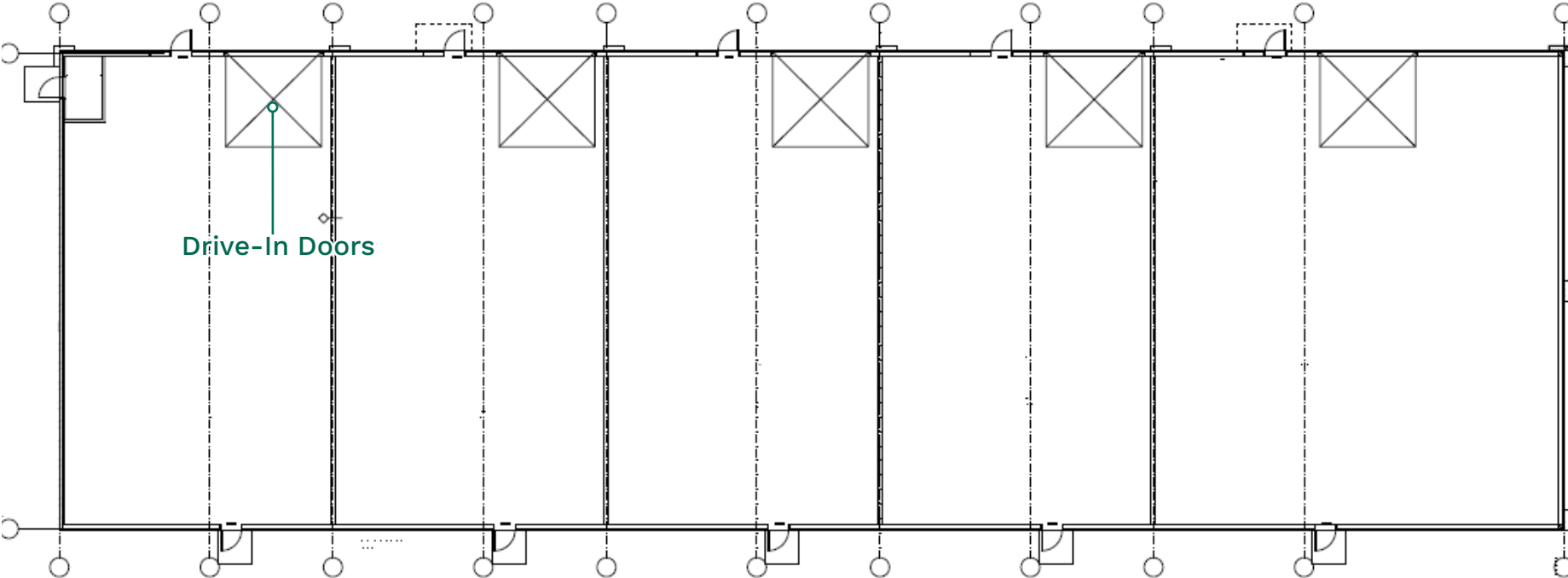
## Loading

- 14' X 14' Drive-In Door
- 10' X 10' Dock-High Door
- 10' X 12' Drive-In Door
- Shared Loading Dock

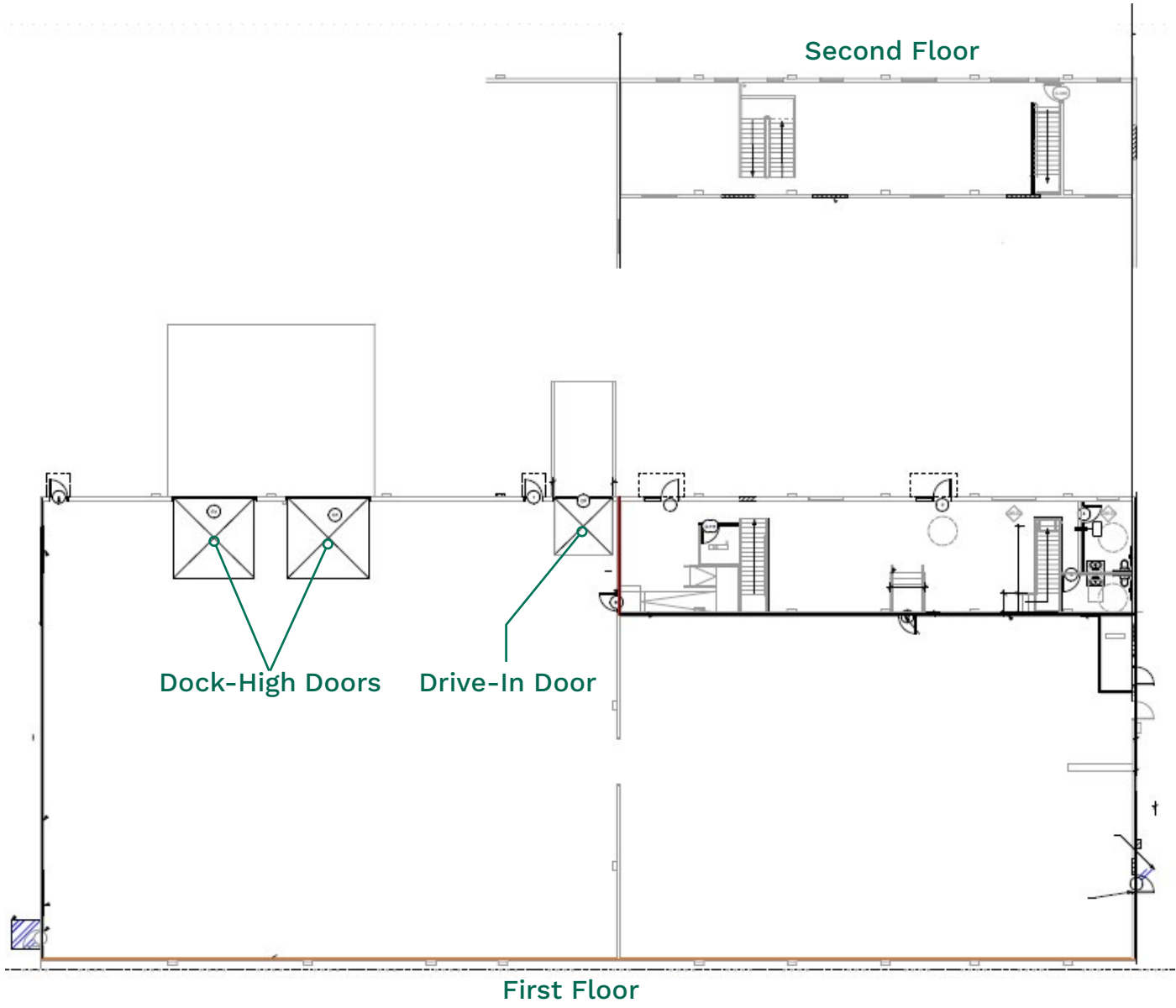
# Floor Plan Building A



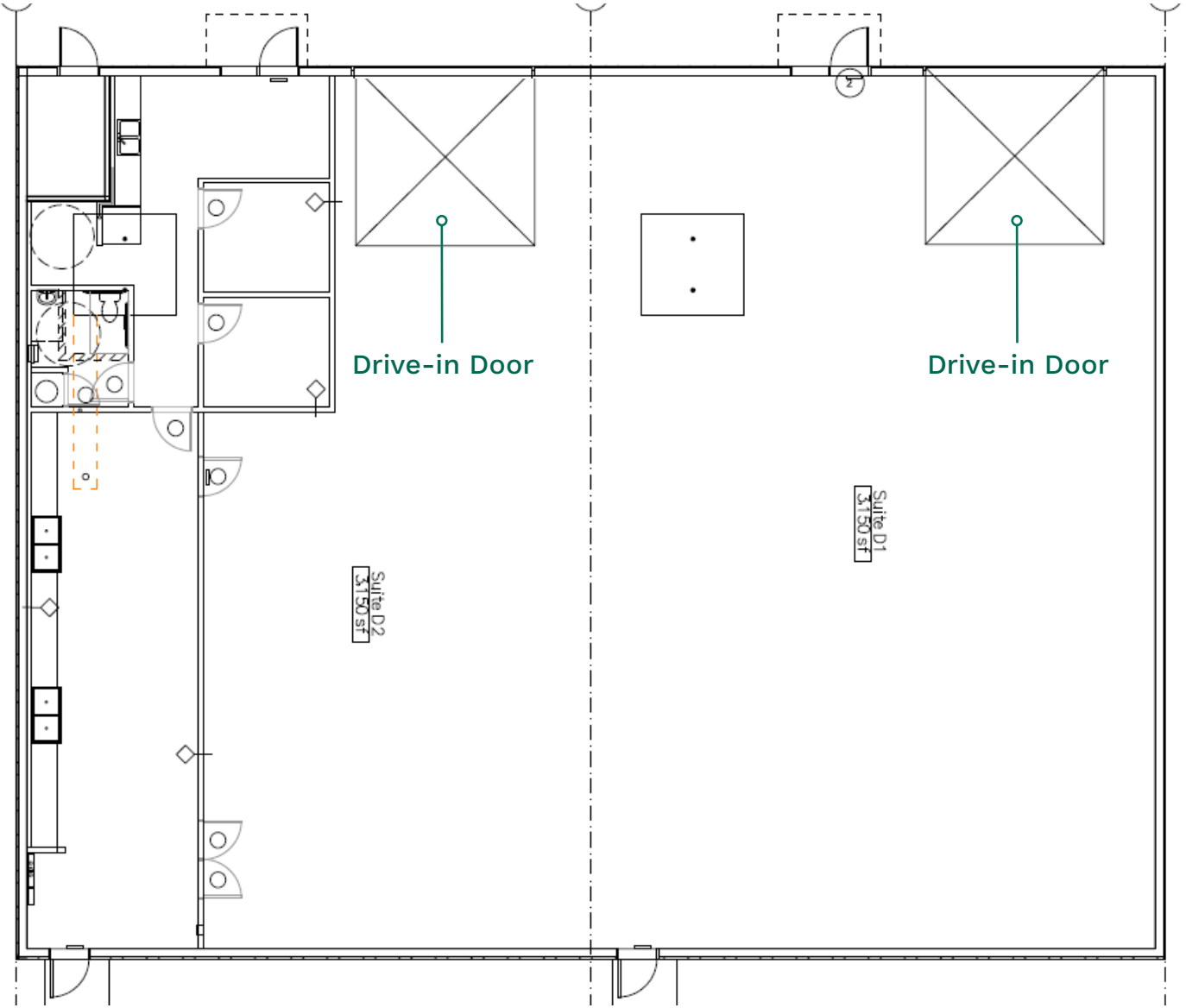
# Floor Plan Building B



# Floor Plan Building C



# Floor Plan Building D



# Property Photos Building A



# Property Photos

## Building B



# Property Photos Building C



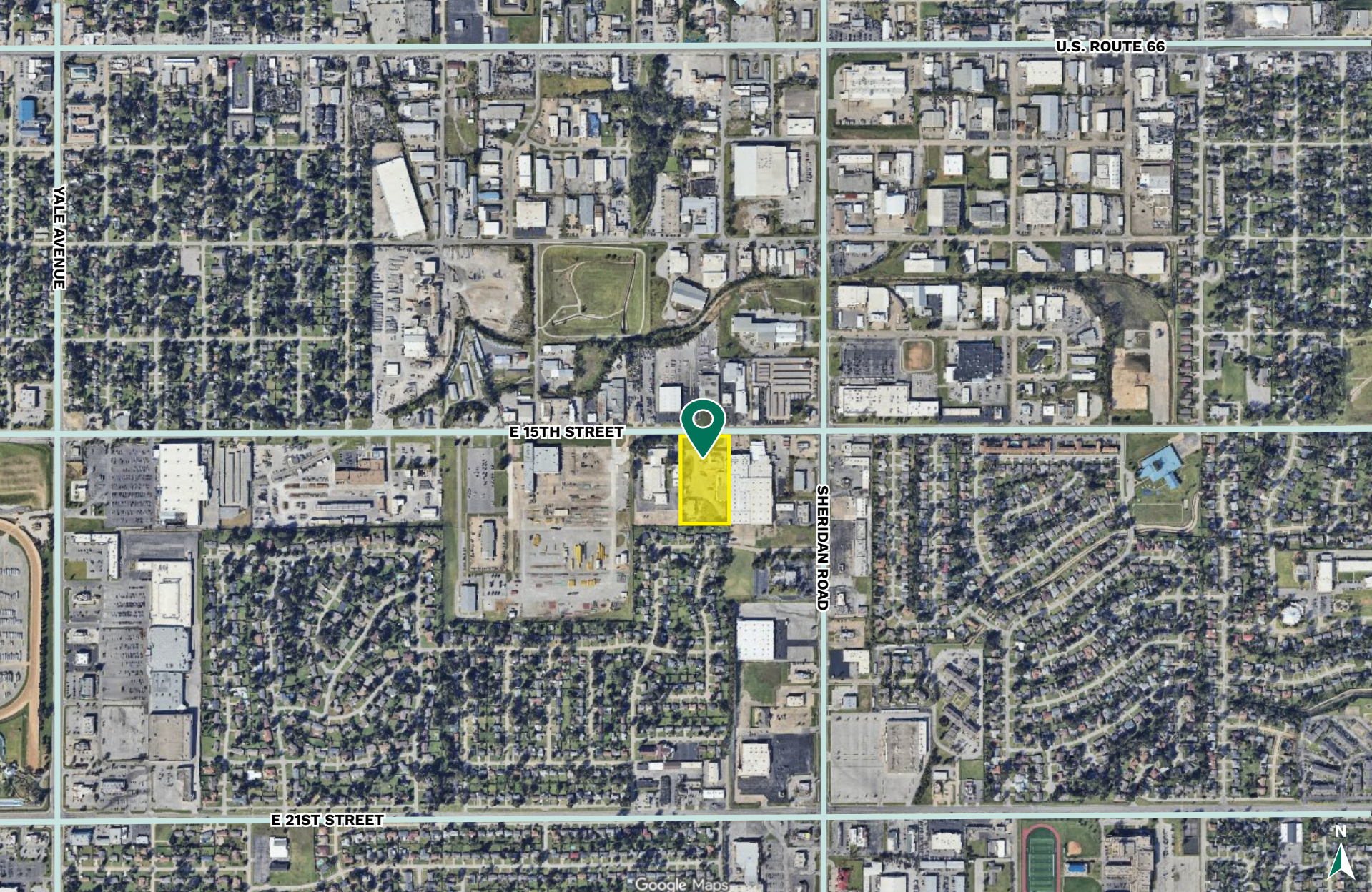
# Property Photos Building D



# Area Map



# Area Map



# Aerial Map



# FINANCIAL ANALYSIS

# Rent Roll

PROPERTY INFORMATION						POTENTIAL LEASE TERM		POTENTIAL RENTAL RATE			
Building	Tenant	Property Size	Potential Leased Area	Property %	Lease Type	Commencement	Expiration	Years	Annual Rent	Monthly Rent	Price/SF
A	Vacant	50,000 SF	50,000 SF	56.08%	NNN	TBD	TBD	-	\$550,000	\$45,833.33	\$11.00
B	Vacant	15,400 SF	15,400 SF	17.27%	NNN	TBD	TBD	-	\$169,400	\$14,116.66	\$11.00
C	Vacant	17,460 SF	17,460 SF	19.58%	NNN	TBD	TBD	-	\$170,235	\$14,180.25	\$9.75

PROPERTY INFORMATION						CURRENT LEASE TERM		CURRENT RENTAL RATE			
Building	Tenant	Property Size	Leased Area	Property %	Lease Type	Commencement	Expiration	Years	Annual Rent	Monthly Rent	Price/SF
D	DAIOHS USA	6,300 SF	6,300 SF	7.07%	NNN	12/1/2026	11/30/2033	Months 1-12	\$69,300.00	\$5,775.00	\$11.00
								Months 13-24	\$71,379.00	\$5,948.25	\$11.33
								Months 25-36	\$73,520.37	\$6,126.70	\$11.67
								Months 37-48	\$75,725.98	\$6,310.50	\$12.02
								Months 49-60	\$77,997.76	\$6,499.81	\$12.38
								Months 61-72	\$80,337.69	\$6,694.81	\$12.75
<b>Total</b>		<b>89,160 SF</b>	<b>6,300 SF</b>					<b>Total Potential Stabilized Income:</b>	<b>\$958,935</b>		

# Tenant Overview

DAIOHS USA is a national provider of workplace beverage solutions, offering coffee, tea, water filtration systems, and related services to offices and businesses throughout the United States.

The company is part of the publicly traded Daiohs Corporation, a global organization founded in Japan with operations across North America and Asia, serving thousands of commercial customers with recurring service based beverage programs.

## Lease Abstract

Tenant: DAIOHS USA

Size: 6,300 SF

Lease Commencement: 12/1/2026

Lease Expiration: 11/30/2033

Current Annual Rent: \$69,300.00

Increases: 3% annually

Lease Type: NNN

**Daiohs<sup>®</sup>**  
**First Choice**  
*refresh. refuel. refill.*

Parent Company: Daiohs Corporation

Subsidiary: DAIOHS USA, INC

Year Founded: 1969

USA Headquarters: Oakbrook Terrace, IL

Estimated Company Revenue: \$353.8 million

Industry Type: Office coffee, tea, pure water, and facility services

Website: [firstchoiceservices.com](http://firstchoiceservices.com)



# DEMOGRAPHICS

# Local Demographics

6240 EAST 15TH STREET, TULSA, OK

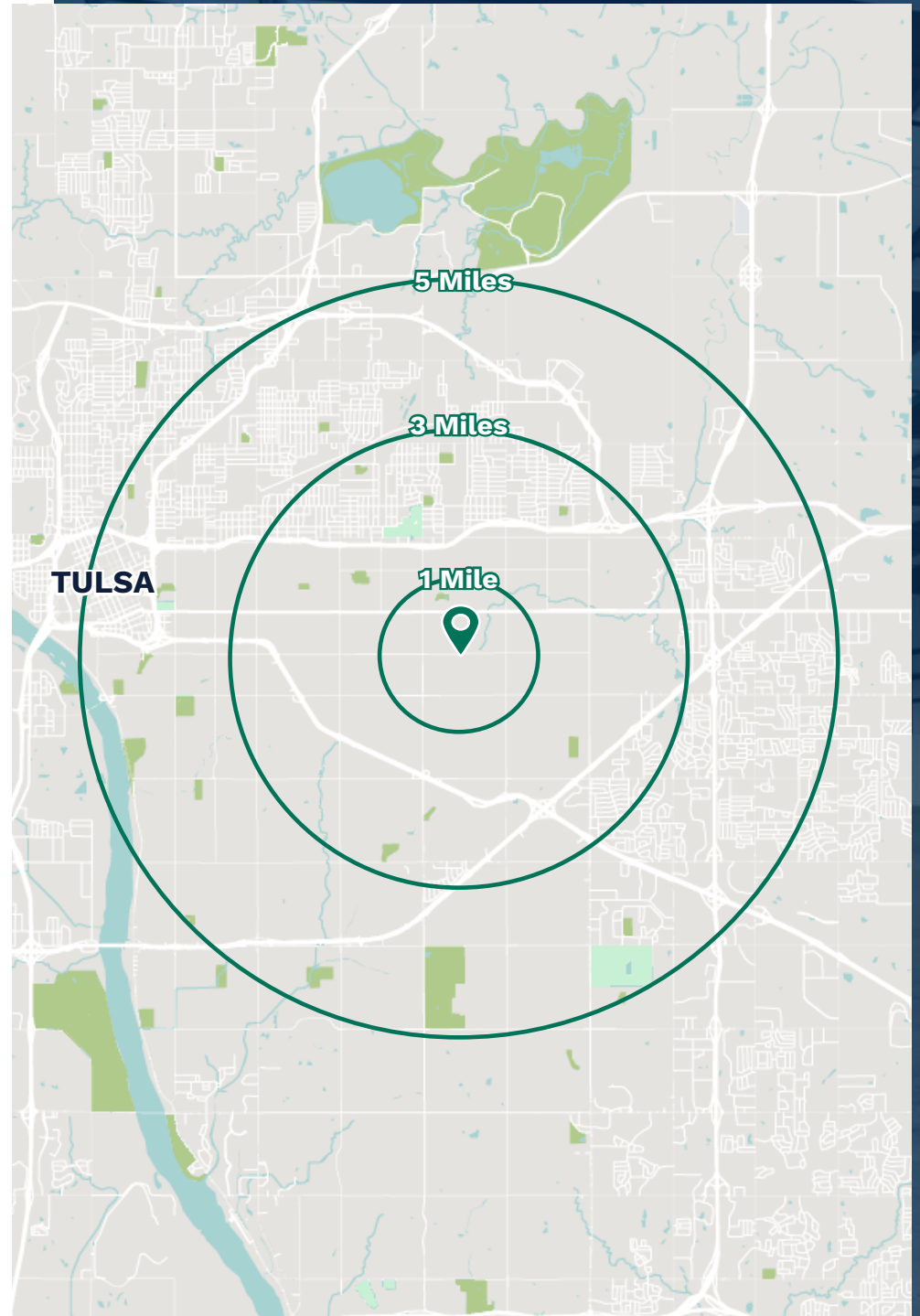
	1 Mile	3 Miles	5 Miles
Total Population:	10,336	94,791	222,171
Total Households:	4,459	39,853	92,568
Average Household Income:	\$66,513	\$74,987	\$86,010



**222K+**  
TOTAL POPULATION  
(5 MILES)



**\$86K+**  
AVERAGE HOUSEHOLD  
INCOME (5 MILES)



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