

TULSA BUSINESS PARK

7202 - 7378 E 38TH ST TULSA, OK 74145



PROPERTY DESCRIPTION

Tulsa Business Park is a 206,400± SF light warehouse/flex industrial property centrally located with excellent exposure and access to Interstate 44 as well as Highway 51/Broken Arrow Expressway.

The property is comprised of twelve 17,200± SF buildings with each space enjoying both grade level and dock high loading. Office configurations vary by suite.

PROPERTY HIGHLIGHTS

- Available Space: 3,910 - 17,200± SF
- Loading Options: Dock-high & grade-level doors
- Ceiling Height: 16'+ clear
- Visibility: Monument and tenant signage available for each suite
- Zoning: IL
- Suite Features: Power and office layout vary by suite
- Upgrades: New roofs and exterior paint (2019), refreshed signage (2020)

OFFERING SUMMARY

Lease Rate:	\$6.00 SF/yr (NNN)
Number of Buildings:	12
Building Size:	17,200 SF
Available SF:	3,910 - 17,200 SF
Lot Size:	11.34 acres
Total SF:	206,400 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,012	38,149	111,264
Total Population	7,103	87,228	263,526
Average HH Income	\$66,209	\$73,556	\$85,045

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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
7246-7248	Available	8,340 SF	NNN	\$6.00 SF/yr	8,340± SF Total 1,767± SF Office 6,573± SF Warehouse Two 8' x 8' Dock High Doors 16'± Clear Height New paint, flooring, lighting throughout in 2024
7302-7308	Available	8,340 - 17,200 SF	NNN	\$6.00 SF/yr	7302-7304 8,860± SF Total 2,658± SF Office 6,202± SF Warehouse Two 8' x 8' Dock High Doors One 12' x 12' Drive-In Doors 16'± Clear Height 7306-7308 8,340± SF Warehouse (incl. single restroom) Two 8' x 8' Dock High Doors Two 12' x 12' Drive-In Doors 16'± Clear Height 17,200± SF Total Contiguous
7326-7328	Available	8,340 SF	NNN	\$6.00 SF/yr	8,340± SF Total 1,774± SF Office 6,566± SF Warehouse Two 8' x 8' Dock High Doors One 12' x 12' Drive-In Doors 16'± Clear Height
7338	Available	3,910 SF	NNN	\$6.00 SF/yr	3,910± SF 514± SF Office 3,396± SF Warehouse One 8' x 8' Dock High Door One 12' x 12' Drive-In Door 16'± Clear Height 3 Phase, 240v, 150 Amp Service
7318	Available	3,910 SF	NNN	\$6.00 SF/yr	3,910± SF 555± SF Office 3,355± SF Warehouse One 8' x 8' Dock High Doors One 12' x 12' Drive-In Doors 16'± Clear Height

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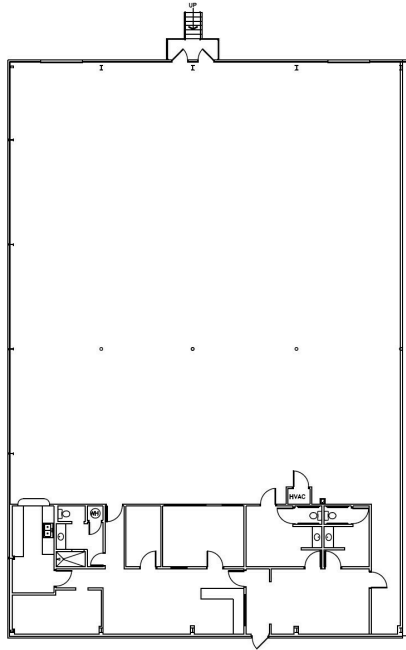
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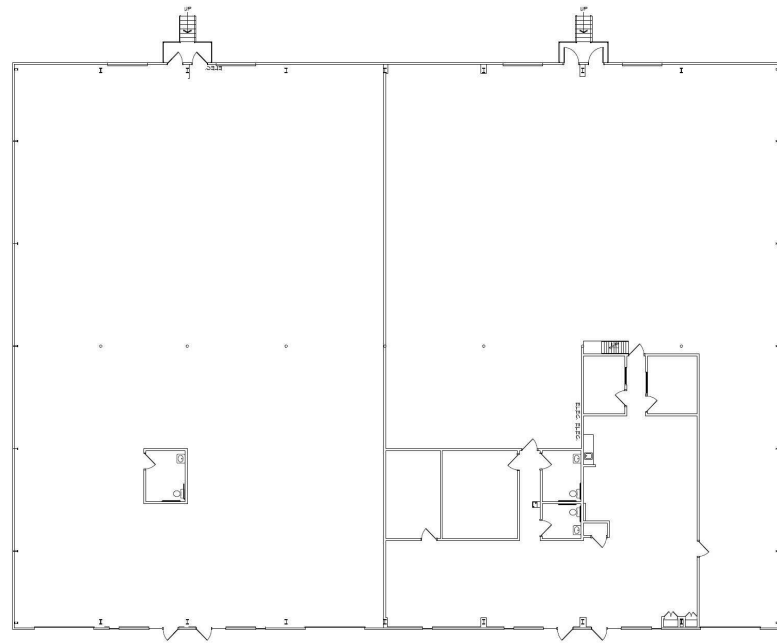
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SUITE 7246-7248
8340.00 U.S.F.
(6,572.55 WAREHOUSE)
(1,767.45 OFFICE)

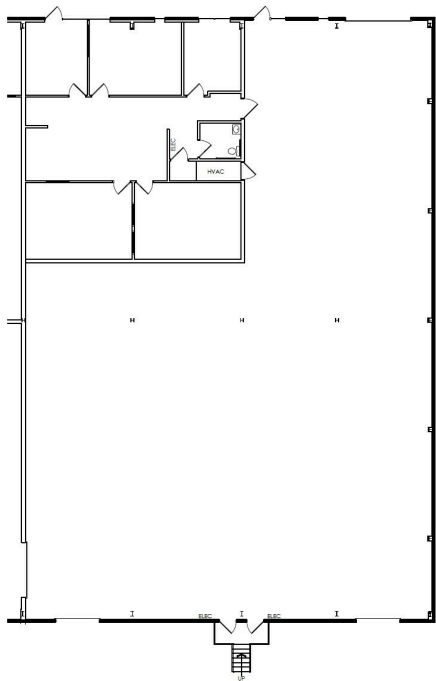
A FLOOR PLAN
SCALE: N.T.S.



KKT HAS NOT
FIELD VERIFIED THIS SPACE

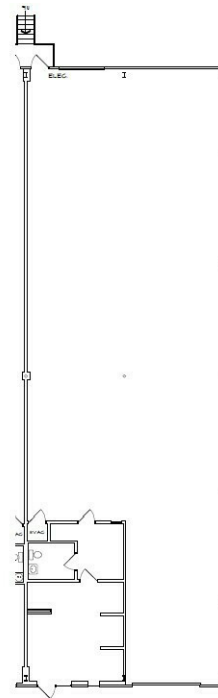
SUITE 7302-7304
8,560.00 U.S.F.
(6,201.05 WAREHOUSE)
(2,358.95 OFFICE)

A FLOOR PLAN
SCALE: N.T.S.



SUITE 7326-7328
8,340.00 U.S.F.
(6,572.55 WAREHOUSE)
(1,767.45 OFFICE)

A FLOOR PLAN
SCALE: N.T.S.



SUITE 7338
3,910.00 U.S.F.
(3,995.67 WAREHOUSE)
(914.33 OFFICE)

7338

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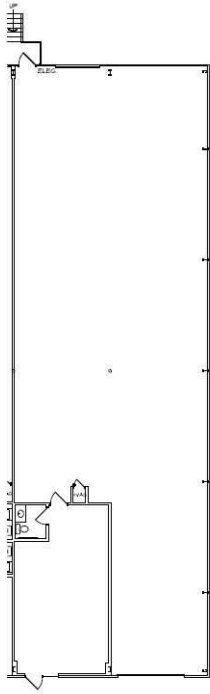
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SUITE 11818
5,910.00 USF
(3,354.62 WAREHOUSE)
(2,555.38 OFFICE)



Dock-high loading



Ex. Warehouse

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PRICE EDWARDS AND CO.

FOR
LEASE

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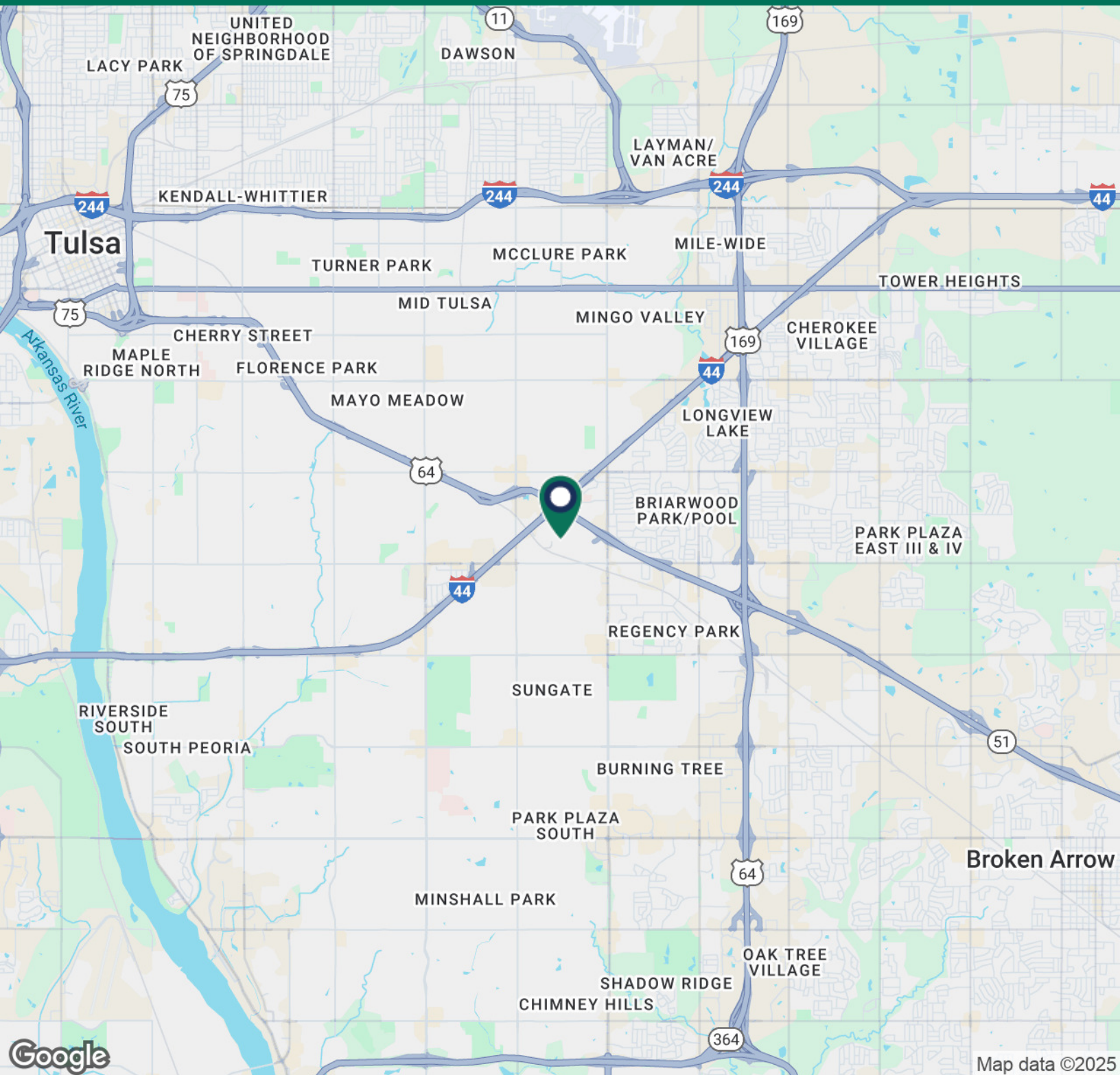
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