



# BUILD-TO-SUIT OPPORTUNITY

CREEK TURNPIKE & HWY 51, BROKEN ARROW, OK

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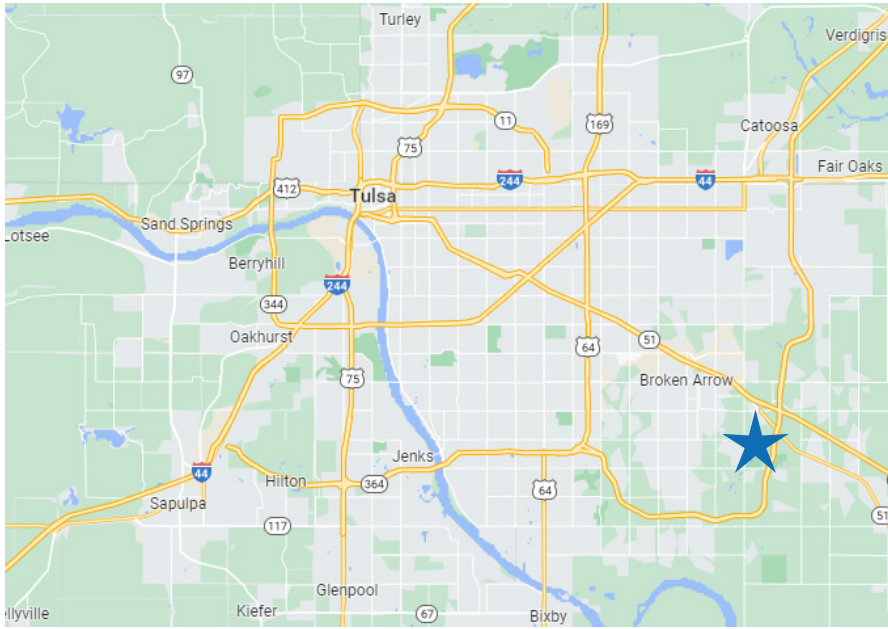


**SCANNELL**  
PROPERTIES

**NEWMARK**  
ROBINSON PARK

## DEVELOPMENT OVERVIEW

Scannell Properties is offering this 38 acre± site for a Build-to-suit at Creek 51 Business Park, which is located on the east side of Tulsa in Broken Arrow. Positioned at the southwest corner of the Creek Turnpike and Hwy 51, the site provides easy access to all the major interstates in Tulsa. Build-to-suit opportunities for the site include options for a 470,000 square foot cross-dock facility or (2) 273,000 square foot rear-load buildings.

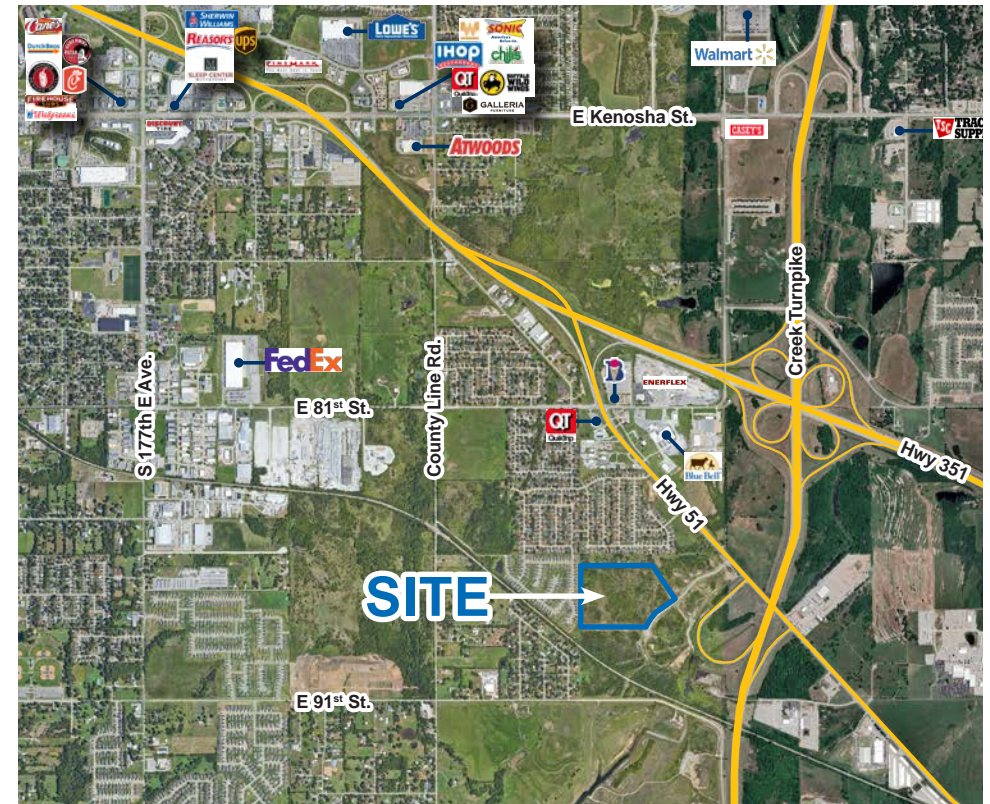


## DRIVE TIMES

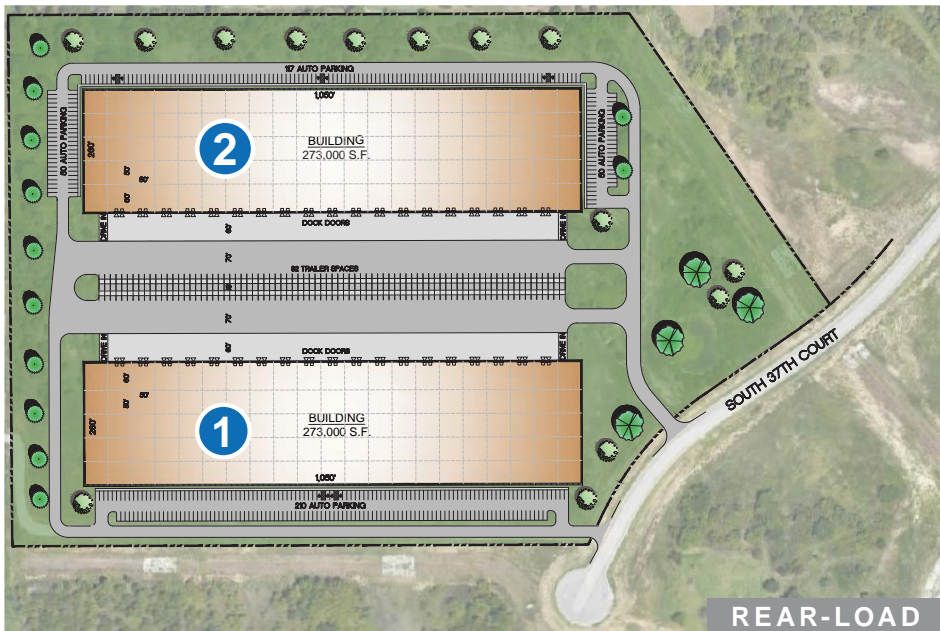
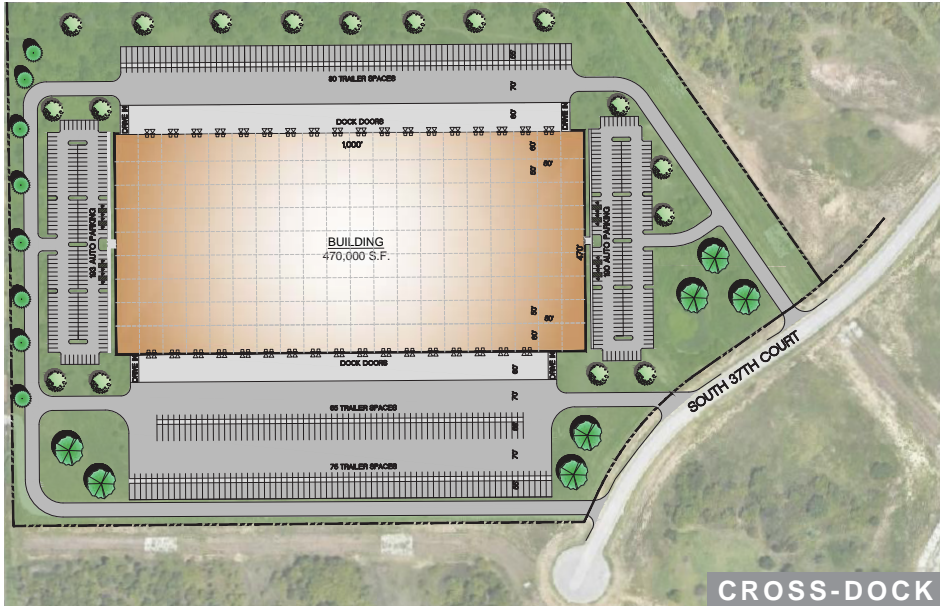
Broken Arrow Expy & Hwy 169	10 minutes
I-244 & Hwy 169	15 minutes
Downtown Tulsa	20 minutes
Port of Catoosa	30 minutes
Oklahoma City/I-35	< 2 hours
Little Rock, AK	4 hours
Dallas, TX	5 hours

## DEVELOPMENT DETAILS

Building Size - Option 1	470,000 SF cross-dock
Building Size - Option 2	(2) 273,000 SF rear-load
Lot Size	38 Acres±
Lighting	LED
Sprinklers	ESFR
Market	Tulsa
Submarket	Southeast
Cross Streets	Hwy 51 & South 37th Ct.



# SITE PLANS | CREEK TURNPIKE & HWY 51



## BUILDING FEATURES

470,000 SF Cross-Dock	Building 1 Rear-Load	Building 2 Rear-Load
470,000 SF	273,000 SF	273,000 SF
470' x 1,000'	260' x 1,050'	260' x 1,050'
70 dock doors	38 dock doors	38 dock doors
4 drive-in ramps	2 drive-in ramps	2 drive-in ramps
Clear height TBD	Clear height TBD	Clear height TBD
50' x 50' column spacing	50' x 50' column spacing	50' x 50' column spacing
60' speedy bay	60' speed bay	60' speed bay
23,500' bay size	13,000' bay size	13,000' bay size
185' - 310' truck court	185' truck court	185' truck court
220 trailer parks	82 trailer parks (shared)	82 trailer parks (shared)
383 car parks	210 car parks	217 car parks

## DEVELOPMENT HIGHLIGHTS



New  
Construction



Quick  
Highway Access



Ample  
Car Parks



Multiple  
Doors



**SCANNELL**  
PROPERTIES

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