

## MIDTOWN INDUSTRIAL PARK

6240 E 15TH ST TULSA, OK 74112



Midtown Industrial Park Tulsa, OK

### PROPERTY HIGHLIGHTS

- New industrial development! - Delivering September 2025
- Designed for warehouse, distribution, or light to medium industrial use
- Four buildings with suite sizes ranging from 2,695 SF to 50,000 SF contiguous
- Approx. 90,000 SF available across the development
- 20'+ clear heights with fully sprinklered facilities
- 14' x 14' drive-in doors + shared dock access
- Monument signage and tenant signage space above suites
- Tenant improvement allowance for leases of 5+ years
- Easy access to I-244, I-44, and Hwy 64
- Zoned IM

### VIDEO

### OFFERING SUMMARY

<b>Lease Rate:</b>	\$11.00 SF/yr (NNN)
<b>Number of Buildings:</b>	4
<b>Available SF:</b>	2,695 - 89,160 SF
<b>Lot Size:</b>	208,142 SF
<b>Clear Heights:</b>	20' +
<b>Sprinklered:</b>	Yes
<b>Drive-In Doors</b>	14' x 14'
<b>Zoned:</b>	IM

### JOSH LOVE

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### AVAILABLE BUILDINGS/SPACES

BUILDING	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Building A	Available	4,861 - 50,000 SF	NNN	\$11.00 SF/yr	New metal panel construction Clear Height: 23' 8" - 27' 9" Column Spacing: 25' Overhead Doors: 14' x 14' drive-in doors Dock Access: Shared dock available
Building B	Available	2,695 - 15,400 SF	NNN	\$11.00 SF/yr	New metal panel construction Clear Height: 20' 9" - 23' 2" Clear Span Building Overhead Doors: 14' x 14' drive-in doors Dock Access: Shared dock available
Building C	Available	17,460 SF	NNN	\$11.00 SF/yr	Construction: CMU Clear Height: 19' 9" Clear Span Building Overhead Doors: one 10' x 10' drive-in door and two 14' x 14' dock-high doors
Building D	Available	3,150 - 6,300 SF	NNN	\$11.00 SF/yr	New metal panel construction Clear Height: 20' 9" - 23' 5" Clear Span Building Overhead Doors: 14' x 14' drive-in doors Dock Access: Shared dock available

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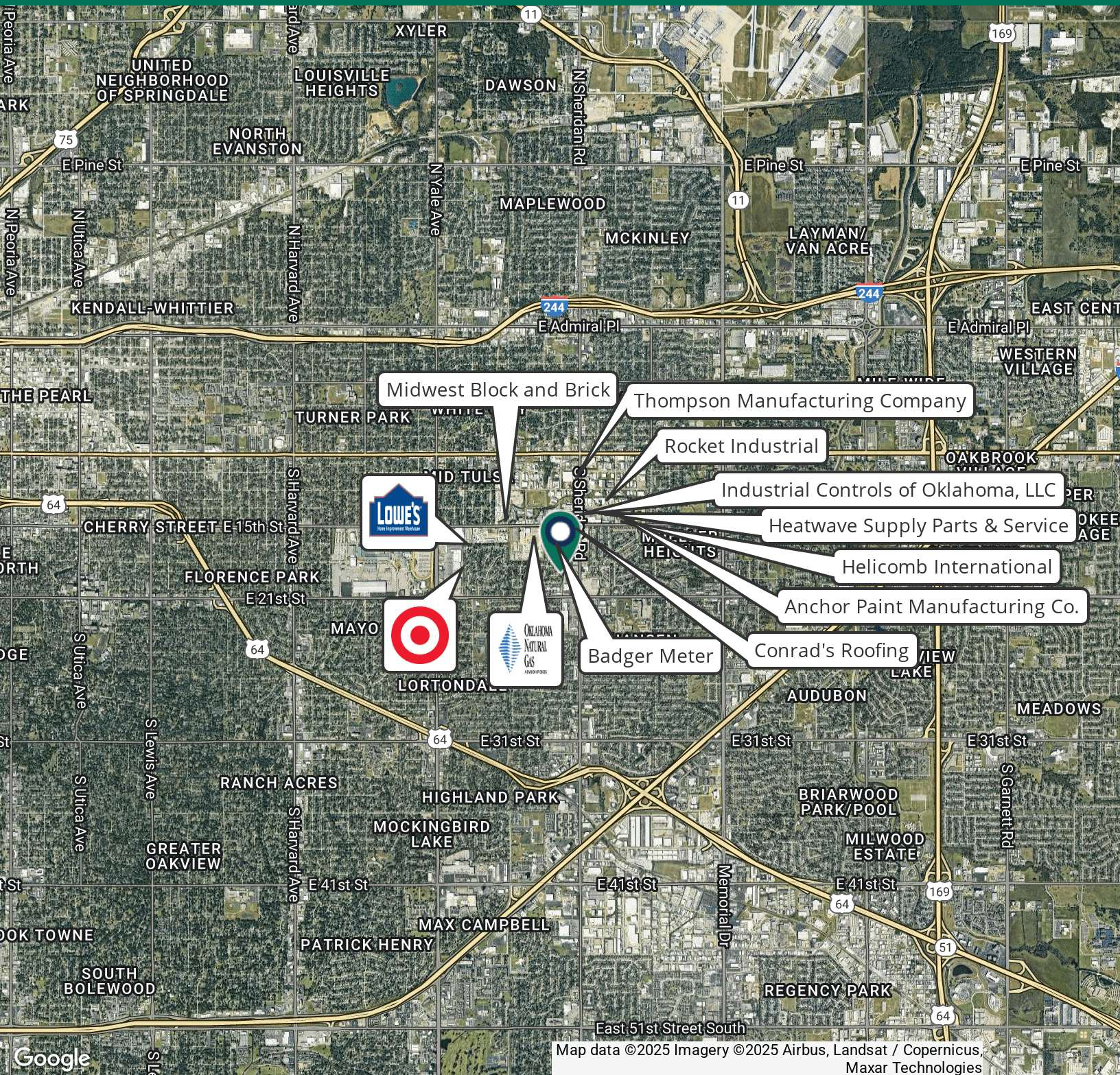
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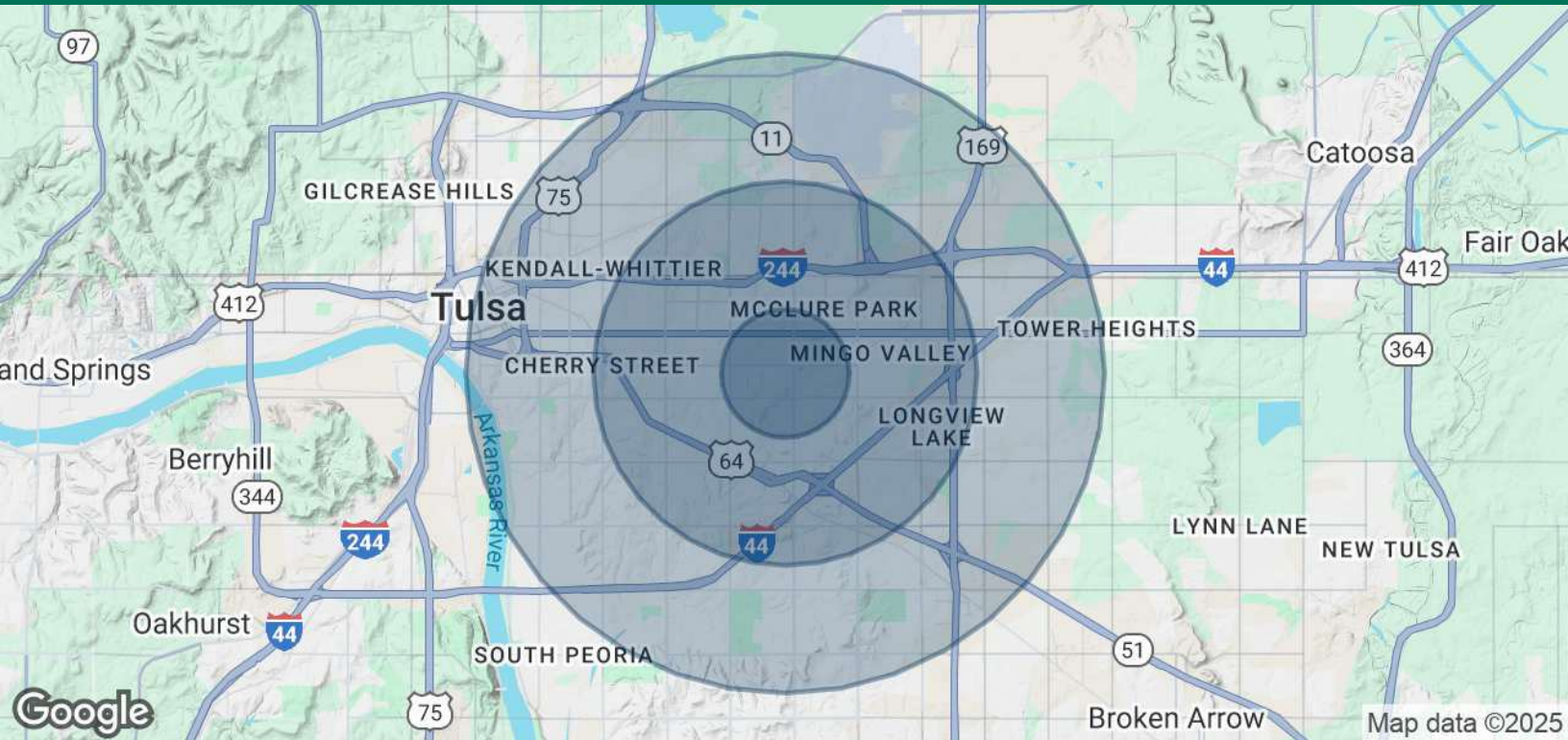
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,280	93,807	228,760
Average Age	41	39	38
Average Age (Male)	40	38	37
Average Age (Female)	42	40	39
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,229	39,163	94,355
# of Persons per HH	2.2	2.4	2.4
Average HH Income	\$68,411	\$68,203	\$76,182
Average House Value	\$164,581	\$201,110	\$233,406

Demographics data derived from AlphaMap

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