

SPACE CENTER EAST

11915 E 51 Street, Tulsa, OK 74146

FOR LEASE



Details

Lease Rate:	\$6.50 SF/yr (NNN)
Available SF:	7,500 SF
Building Size:	202,500 SF

Highlights:

- 7,500+; 1,358+ SF Office
- One 8' x 10' Dock High Door
- One 12' x 14' Grade Level Door
- 18'+ Vertical Clearance
- Fully Sprinklered
- Quick Access to Hwy 51 and U.S. 169
- Abundant Parking

Overview

Available for lease, this functional industrial space offers approximately ±7,500 SF, including ±1,358 SF of office, making it well-suited for warehouse, distribution, or light manufacturing users.

The space features ±18' clear height, one dock-high door (8' x 10'), and one grade-level door (12' x 14'), providing flexibility for a variety of operational needs. The building is fully sprinklered and designed to accommodate efficient loading and workflow.

Located in the established Space Center East industrial park, the property offers quick access to Highway 51 and U.S. 169, allowing for convenient connectivity throughout the Tulsa metro

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PRICE
EDWARDS
AND COMPANY

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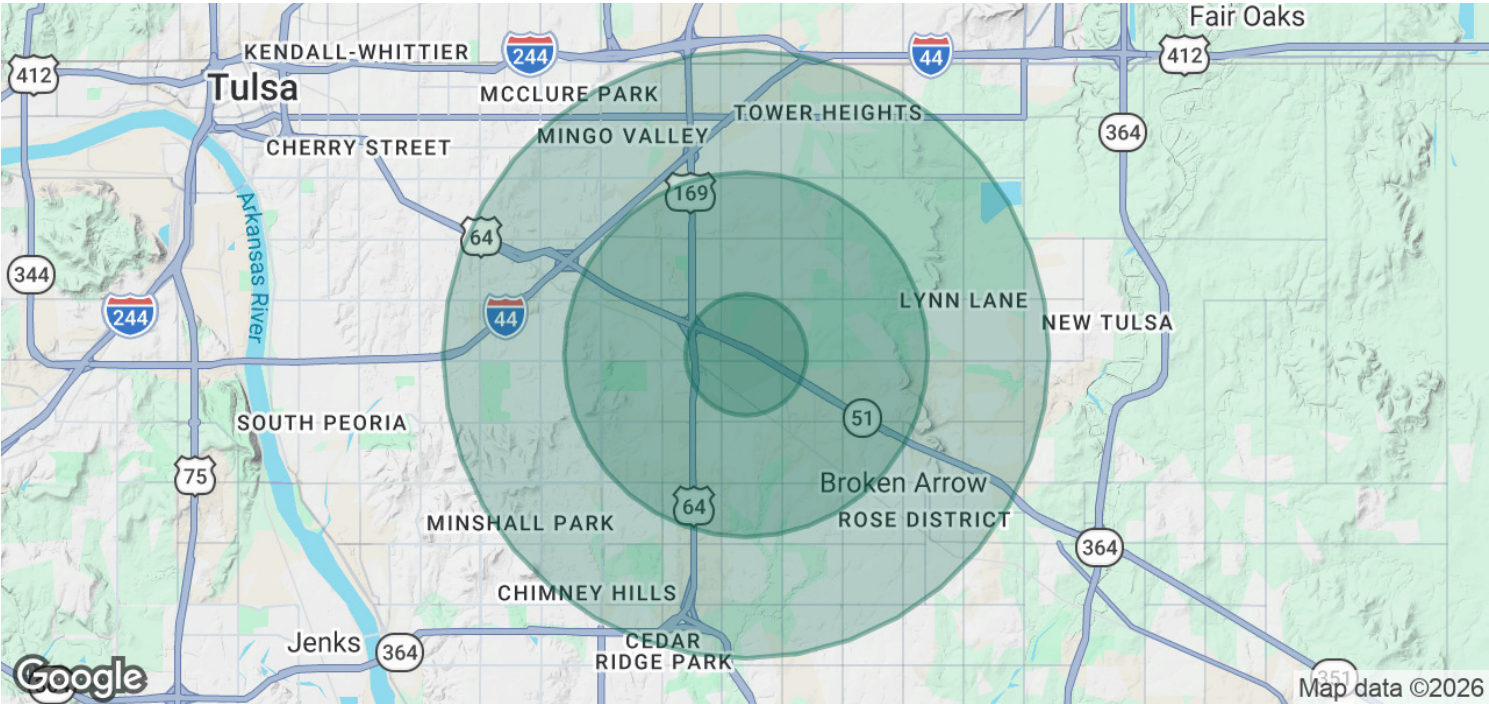
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,715	85,565	223,914
Average Age	29.3	33.9	36.1
Average Age (Male)	30.7	32.7	35.1
Average Age (Female)	28.6	35.3	37.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,796	33,465	89,678
# of Persons per HH	2.1	2.6	2.5
Average HH Income	\$44,389	\$82,553	\$86,967
Average House Value	\$154,911	\$191,693	\$210,683

2023 American Community Survey (ACS)

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