

REDBIRD

INDUSTRIAL WAREHOUSE

LONG-TERM NNN LEASE OPPORTUNITY

22,400 SF TOTAL

TWO-BUILDING INDUSTRIAL CAMPUS

Premium industrial facility offering high-clear warehouse space, flexible buildout options, heavy power, fire protection and a fully fenced, secure site.



PROPERTY DETAILS



BUILDING 1

6,400 SF FLEX/INDUSTRIAL SHELL

- Approximately 12' clear height
- Open shell ready for tenant build-out
- Two (2) 10' x 12' overhead doors
- Ideal for showroom, warehouse, light manufacturing or flex industrial use



BUILDING 2

16,000 SF TILT-UP WAREHOUSE

- 22' clear height
- Two (2) dock-high loading positions
- Multiple drive-in overhead bays
- Approximately 900 SF finished storefront office
- 600-amp, 3-phase electrical service
- Fire suppression sprinkler system
- Designed for manufacturing, distribution, logistics and industrial users

PROPERTY HIGHLIGHTS



FULLY FENCED AND SECURED PROPERTY



**600-AMP, 3-PHASE POWER
(16,000 SF WAREHOUSE)**



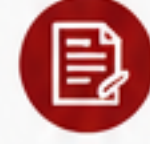
**FIRE SUPPRESSION SPRINKLER SYSTEM
(16,000 SF WAREHOUSE)**



DOCK-HIGH AND GRADE-LEVEL LOADING



22' CLEAR HEIGHT IN MAIN WAREHOUSE



LONG-TERM NNN LEASE AVAILABLE



**EXCELLENT TRUCK ACCESS
AND CIRCULATION**



IDEAL USES

- ✓ Manufacturing
- ✓ Distribution / Logistics
- ✓ Contractor Operations
- ✓ Equipment & Service Companies
- ✓ Regional Headquarters



CONTACT DEVELOPER
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REDBIRD INDUSTRIAL WAREHOUSE

Tulsa, Oklahoma

Strategically Located. Built for Performance.