



807 S XANTHUS PL · AERIAL

807 S XANTHUS PL · TULSA, OKLAHOMA

INDUSTRIAL OFFICE / WAREHOUSE SPACE NEAR MOTHER ROAD

Three buildings · 16,660 SF · One fenced acre

\$6.00

PER SF · ANNUAL

\$1.50

PER SF · NNN

16,660

SF UNDER ROOF

A fully fenced, all-concrete three-building complex at 8th & Xanthus — office and show room, dock-high storage, and open warehouse with dock-high and drive-in doors, plus a secure yard for lay-down space and parking. Two blocks off the Mother Road (11th St), walkable to lunch. TI available to select tenants · three-year minimum term.

LEASING CONTACT

ROBBY WALDECK

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Office 918-517-6220

rwaldeck@groupcarlson.com

THE WHOLE COMPLEX

Three buildings, one fenced acre — lease together or separately



BUILDINGS

BUILDING A · OFFICE / SHOW ROOM	4,890 SF
BUILDING B · DOCK-HIGH STORAGE	5,520 SF
BUILDING C · WAREHOUSE	6,250 SF
TOTAL UNDER ROOF	16,660 SF

THE SITE

LAND	1 acre · fully fenced
YARD	Concrete · lay-down space
PARKING	Ample on-site
ZONING	IM · industrial

Located at **8th and Xanthus** — just a few blocks from Mother Road (11th) and Lewis — this fully fenced, all-concrete series of industrial office/warehouse buildings is ideal for a contractor, trade, distributor, or service company that needs office and show room, secure storage, and ample work space in one place.

OFFICE & SHOW ROOM
SECURE FENCED YARD
WALK TO 11TH ST LUNCH

4,890 SF



FEATURES

- 10–12 ft clear height · open ceiling
- Six enclosed private offices
- Conference room + show room
- Open floor plan · divisible into 3 spaces
- Three restrooms + one shower
- Kitchenette + full residential kitchen
- Roll-up door + large sliding glass door
- Fully air conditioned · paint to suit
- Visibility along 8th · easy customer access

TERMS

SIZE	4,890 SF
RATE	\$6.00 / SF
NNN	\$1.50 / SF est.
BASE RENT	\$2,445 / mo est.

Estimated base rent at \$6.00/SF annually; nets additional. Tenant pays own utilities.

INSIDE BUILDING A

10–12 ft open ceiling · six private offices · show room · full kitchen



OPEN FLEX SPACE



FRONT BAY · STOREFRONT GLASS



CONFERENCE ROOM



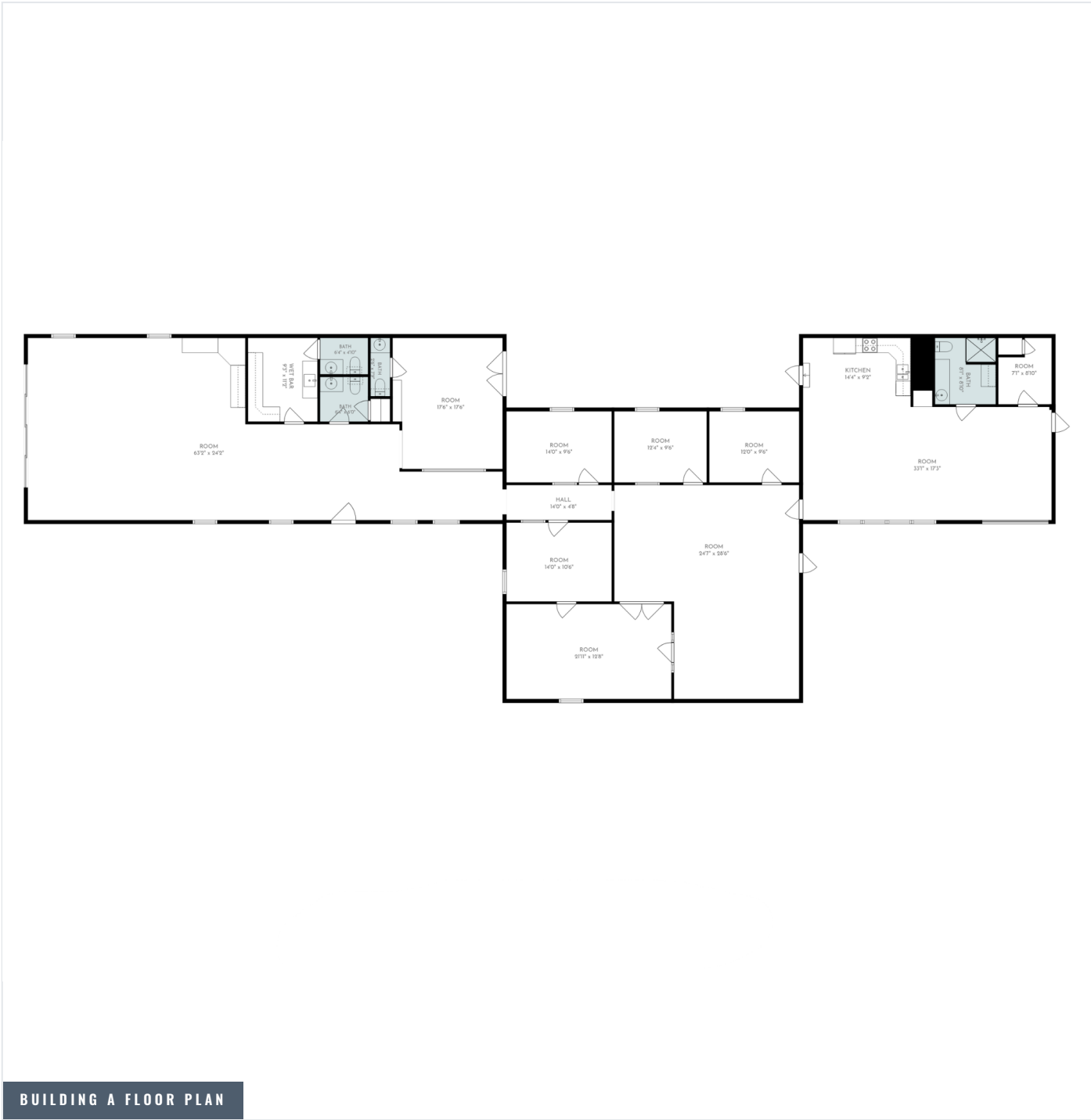
PRIVATE OFFICE



FULL KITCHEN

OFFICE & SHOW ROOM

4,890 SF · dimensions approximate



DIMENSIONS APPROXIMATE · TENANT TO VERIFY

5,520 SF



BUILDING B · DOCK-HIGH STORAGE

FEATURES

- Dock-high loading dock
- 10 ft clear height
- Office area
- One restroom
- Open floor plan · great for storage
- Unconditioned — no heat or air

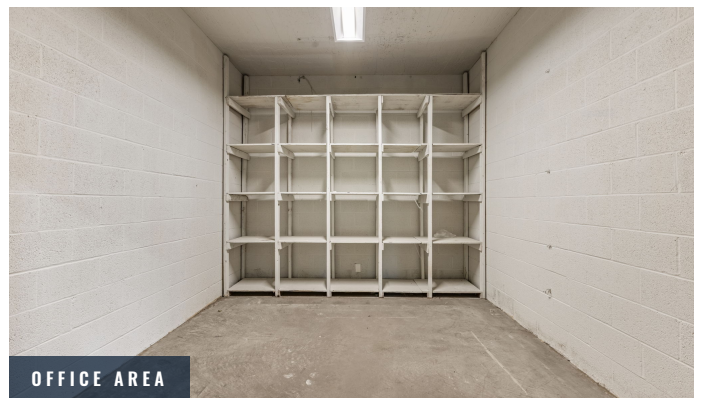
TERMS

SIZE	5,520 SF
RATE	\$6.00 / SF
NNN	\$1.50 / SF est.
BASE RENT	\$2,760 / mo est.

Estimated base rent at \$6.00/SF annually; nets additional. Tenant pays own utilities.

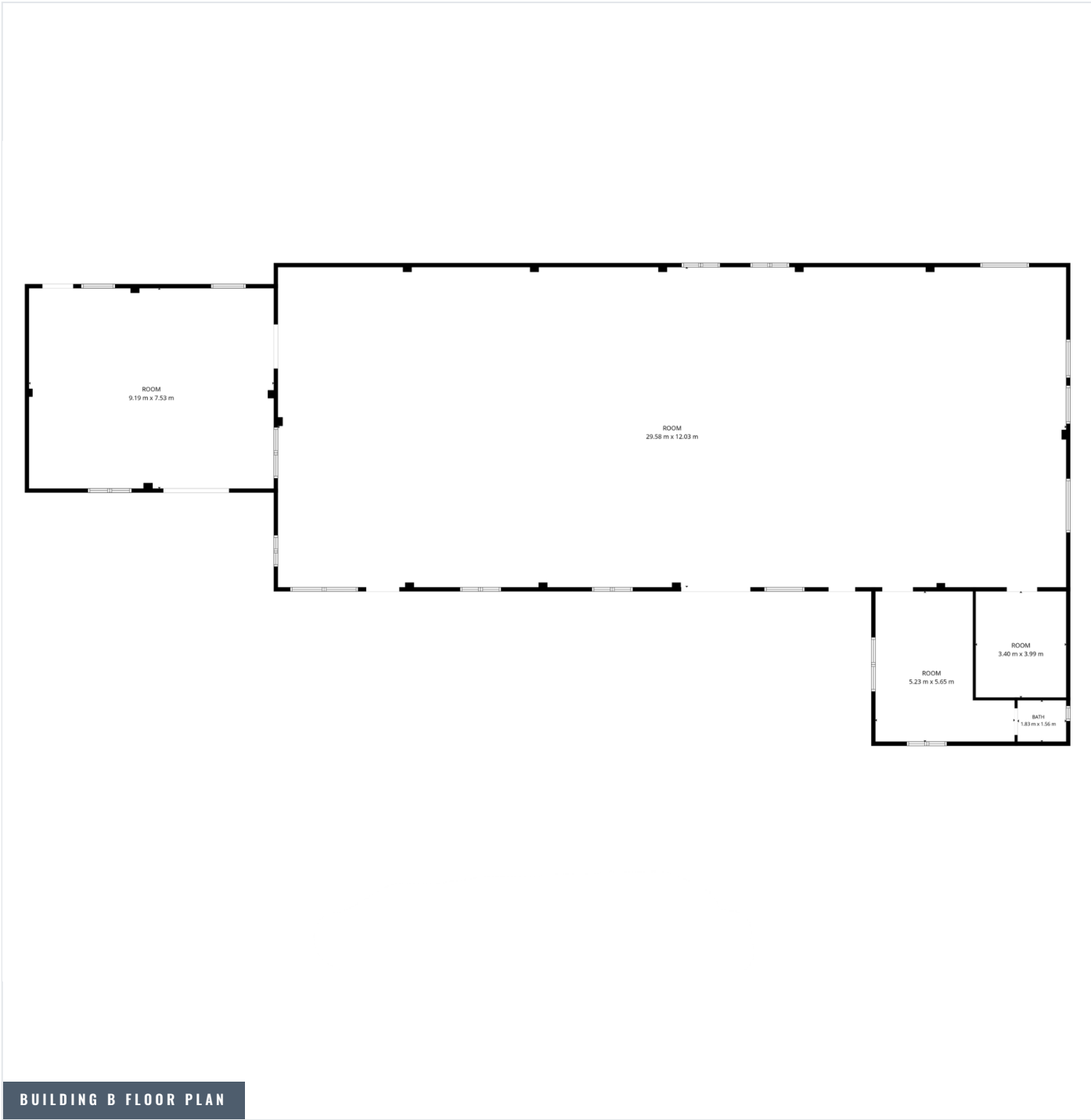
INSIDE BUILDING B

Dock-high loading · 10 ft clear · office area · one restroom



DOCK-HIGH STORAGE

5,520 SF · dimensions approximate



DIMENSIONS APPROXIMATE · TENANT TO VERIFY

6,250 SF



BUILDING C · WAREHOUSE

FEATURES

- Newest structure on site
- 12 ft clear height
- Dock-high and drive-in doors
- No restroom in warehouse
- Ample lay-down space in yard
- Unconditioned — no heat or air

TERMS

SIZE	6,250 SF
RATE	\$6.00 / SF
NNN	\$1.50 / SF est.
BASE RENT	\$3,125 / mo est.

Estimated base rent at \$6.00/SF annually; nets additional. Tenant pays own utilities.

INSIDE BUILDING C

12 ft clear · dock-high and drive-in doors · newest structure



CLEAR-SPAN WAREHOUSE · 12-FT CLEAR



COLUMN-FREE SPAN



ROLL-UP DOOR · INTERIOR



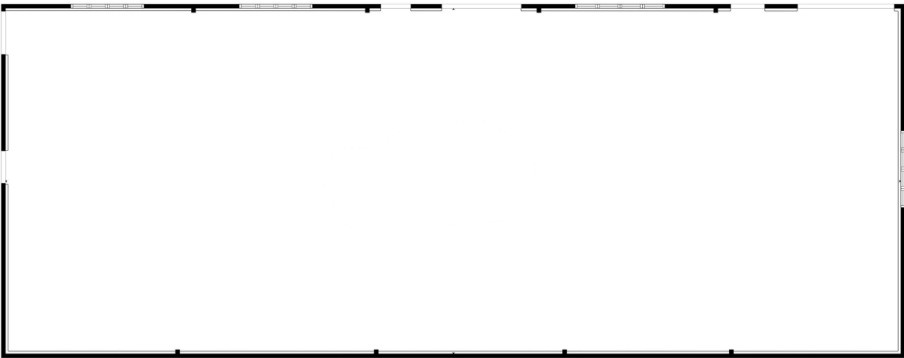
DRIVE-IN DOORS



EXTERIOR · DOCK-HIGH SIDE

WAREHOUSE

6,250 SF · dimensions approximate

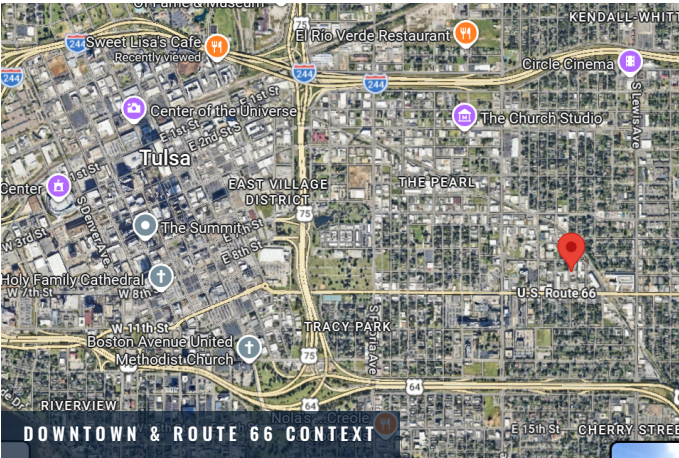
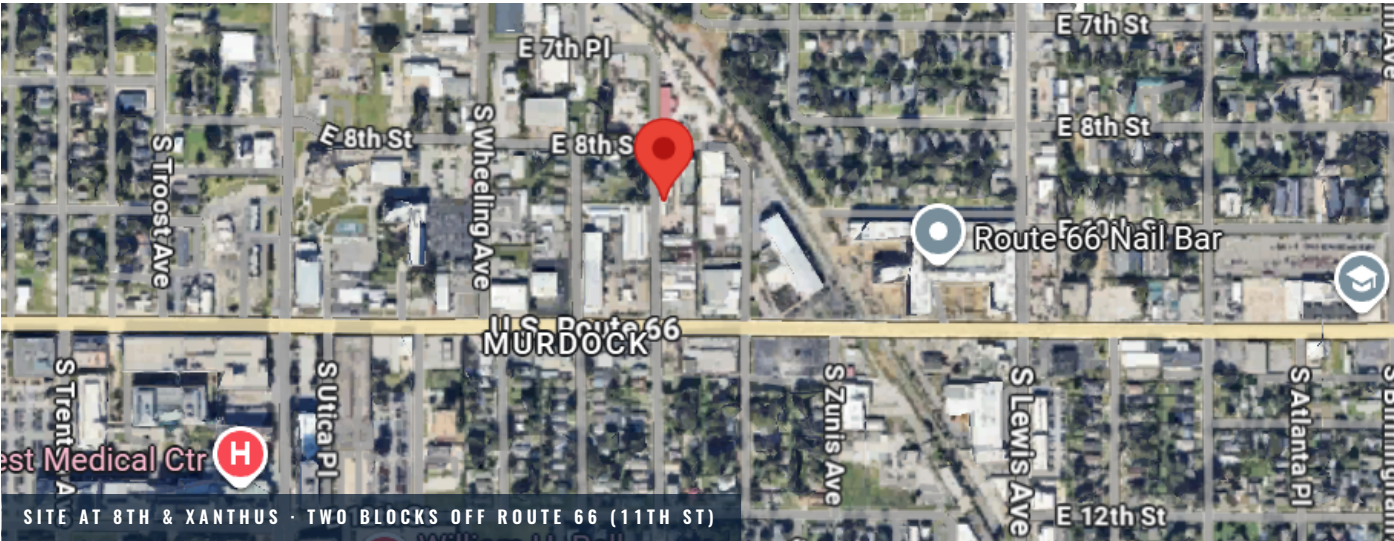


BUILDING C FLOOR PLAN

DIMENSIONS APPROXIMATE · TENANT TO VERIFY

DOWNTOWN TULSA CORRIDOR

Two blocks off the Mother Road · minutes to downtown and the highways



DRIVE TIMES

ROUTE 66 (11TH ST)	± 2 blocks · walkable
DOWNTOWN TULSA	± 2 min
LEWIS AVE	± 3 blocks
TULSA INT'L (TUL)	± 15 min

ADDRESS

STREET	807 S Xanthus Pl
CITY	Tulsa, OK 74104
USE	Industrial · office / show room / warehouse
ACCESS	Dock-high · drive-in · fenced yard

TOUR UPON REQUEST

TI available to select tenants · three-year minimum term



ROBBY WALDECK

Carlson Group · Commercial Leasing

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LICENSE	OK #212837 · Firm #182743



OFFICE

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WEB

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TOURS

Upon request

Tulsa-based commercial real estate firm specializing in office, industrial, retail, and mixed-use leasing and acquisitions across Northeastern Oklahoma.

Information herein is from sources deemed reliable but is not guaranteed. Tenant to verify all measurements, systems, drive times, and lease terms independently.