



BUILDING C

Midtown Industrial Park

6240 E. 15TH STREET • TULSA, OKLAHOMA 74112

17,460 SF

AVAILABLE — FULL BUILDING

\$9.00 SF/YR

NNN — ASKING LEASE RATE

Immediately

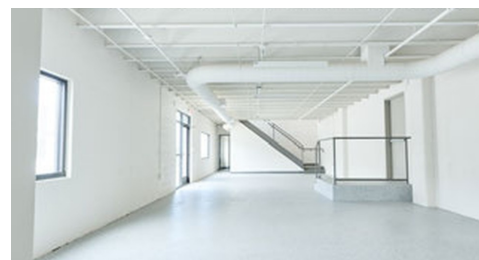
OCCUPANCY AVAILABLE

♦ PROPERTY HIGHLIGHTS

- ♦ 3,100 SF finished two-story office / showroom with glass storefront entry
- ♦ 14,360 SF clear-span warehouse with open truss ceiling and LED high-bay lighting
- ♦ Epoxy-coated floors, mezzanine level and a full kitchenette
- ♦ Large sliding barn doors between office and warehouse
- ♦ Dock-high and grade-level loading on a single elevation
- ♦ Monument signage available; TI available for qualified tenants on 5+ year terms
- ♦ Immediate I-244, I-44 & US-64 access

♦ SPECIFICATIONS

BUILDING TYPE	Flex Industrial / Office-Showroom
CONSTRUCTION	CMU / masonry — renovated 2025–2026
OFFICE FINISH	3,100 SF two-story, epoxy floors, kitchenette
WAREHOUSE	14,360 SF clear span, LED high-bay
LOADING	Two 8' × 10' dock-high, one 10' × 12' drive-in
CLEAR HEIGHT	19'9"
ZONING	IM (Industrial Moderate) — City of Tulsa
PARKING	94 shared campus spaces (1 / 1,000 SF)
CAMPUS	Four buildings, 89,160 SF on 5.00 acres
LEASE TERM	Negotiable



CREEK PRICE EDWARDS

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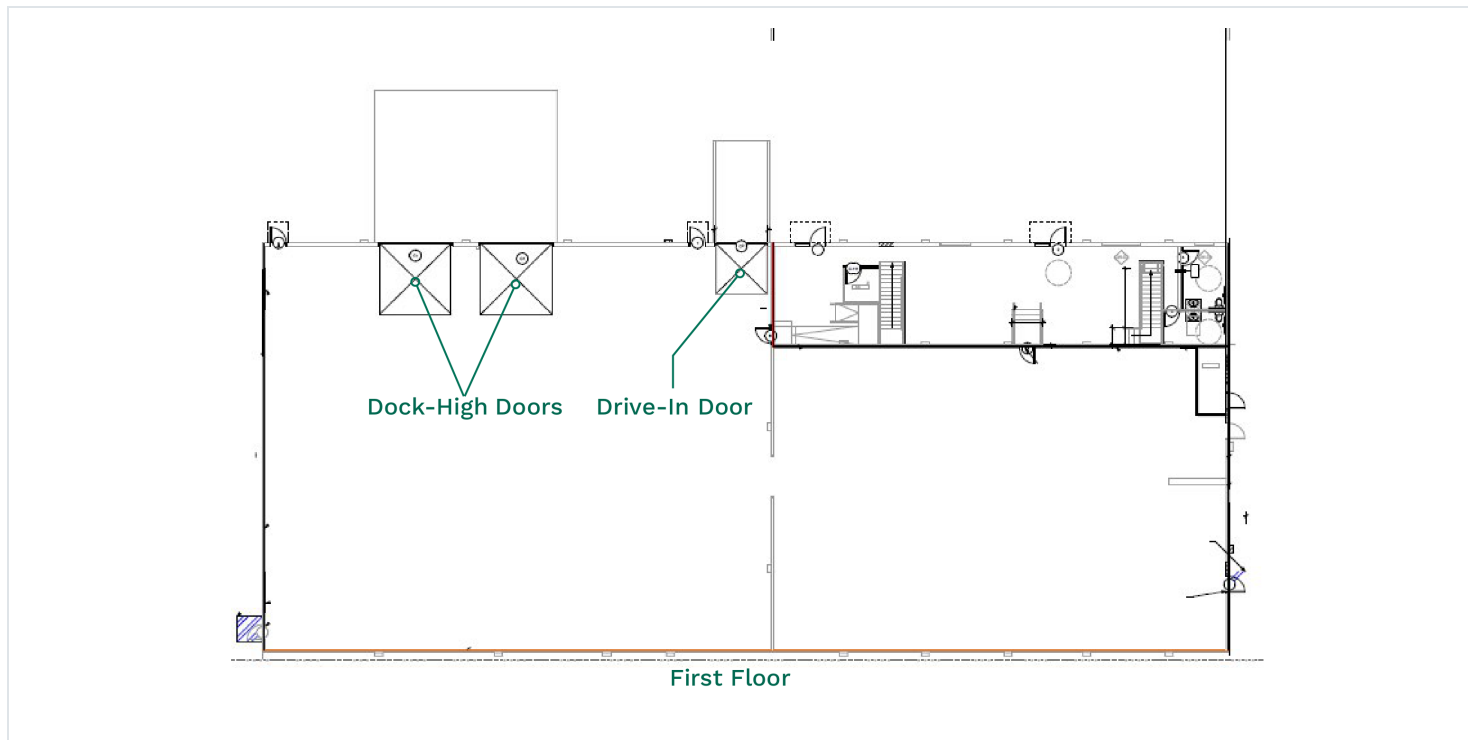
dbrasher@mcgrawcp.com

FLOOR PLAN & SITE PLAN

Building C — 17,460 SF

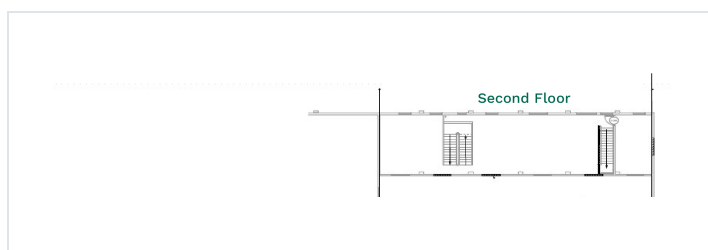
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◆ FIRST FLOOR

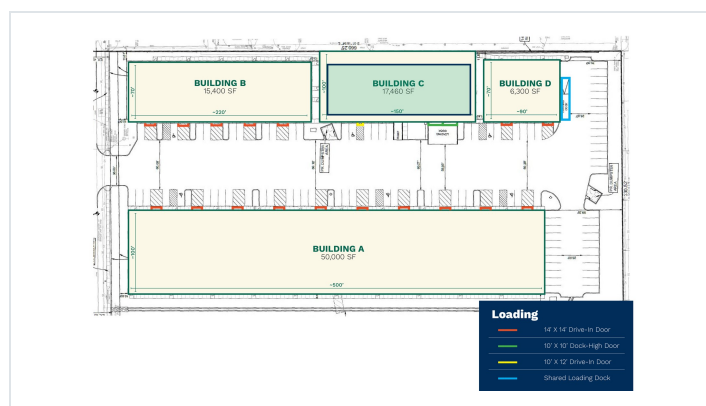


BUILDING C FIRST FLOOR — ALL LOADING ON A SINGLE ELEVATION

◆ SECOND FLOOR

**Building footprint** — ±150' × 100'**Second floor** — Open showroom floor, stair access at both ends**Office section** — Kitchenette, restrooms and mechanical at grade**Warehouse** — Column-free across the full building depth

◆ CAMPUS SITE PLAN



BUILDING C HIGHLIGHTED — MIDTOWN INDUSTRIAL PARK, FOUR BUILDINGS ON 5.00 ACRES

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