



For Sale

1691 N 161ST E AVE, TULSA, OK 74116



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PROPERTY OVERVIEW

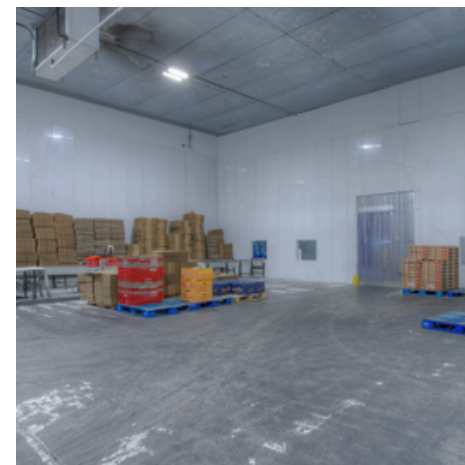
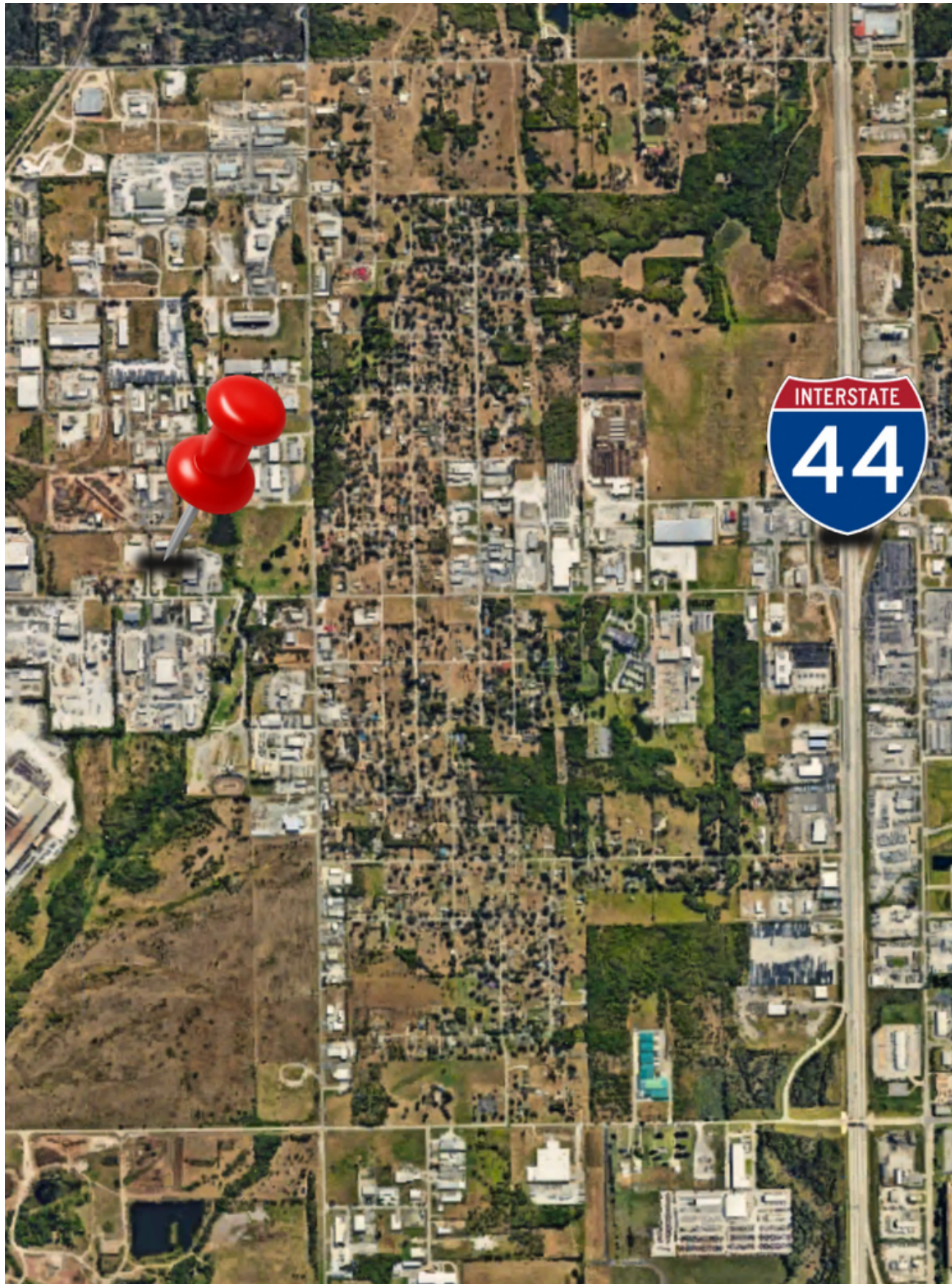
1691 N. 161st E. Ave., Tulsa, OK 74116 offers a premier 40,100-square-foot cold storage and industrial facility situated on 5.38 acres. Designed for efficiency and flexibility, the property features 23-foot clear heights, 10 dock-high loading doors, and one drive-in door, making it ideal for distribution, warehousing, and industrial operations.

Originally constructed in 2008 and thoughtfully renovated in 2015, this industrially zoned facility is well-positioned to support a variety of uses, including cold storage, food distribution, logistics, and supply chain operations. With ample acreage and excellent loading capabilities, this property presents a unique opportunity for businesses seeking a strategically located industrial asset in the Tulsa market.



PROPERTY KEY FEATURES

- Address: 1691 N 161st E Ave, Tulsa, OK 74116
- Type: Industrial / Cold Storage
- Total SF: 40,100
- Acreage: 5.38
- Year Built/Renovated: 2008/2015
- Dock Doors: 10
- Drive-ins: 1
- Clear Height: 23'
- Zoning: Industrial

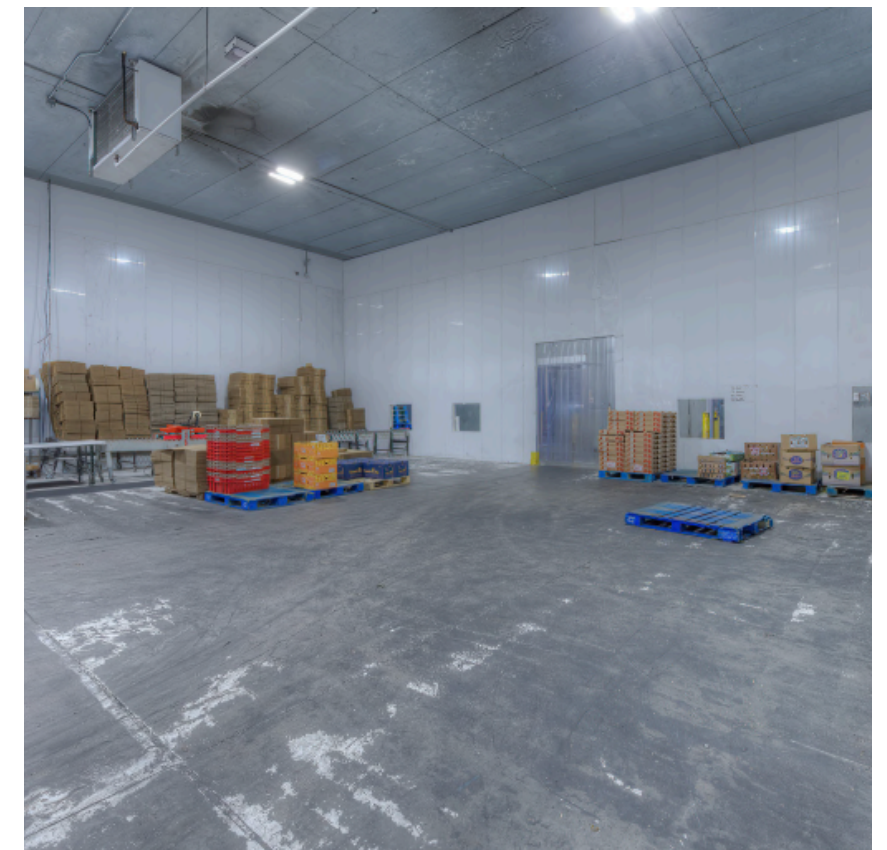




PRIME INDUSTRIAL LOCATION TULSA, OK

1691 N. 161st E. Avenue is strategically located in Tulsa's northeast industrial corridor with convenient access to US-412, I-44, and US-169, providing efficient connectivity throughout the Tulsa metro and key regional markets.

The property is located near the Tulsa Port of Catoosa, offering multimodal transportation options including truck, rail, and barge access. Surrounded by established industrial users, logistics facilities, and major employers, the site is well-positioned for cold storage, warehousing, manufacturing, and distribution operations while benefiting from strong workforce accessibility throughout the region.





KEY LOCATION DISTANCES

- Tulsa International Airport – 12 Miles
- US-412 – 1 Mile
- I-44 – 5 Miles
- US-169 – 7 Miles
- Downtown Tulsa – 14 Miles
- Port of Catoosa – 15 Miles

TRANSPORTATION ACCESS HIGHLIGHTS

- Immediate access to US-412
- Less than 15 minutes to Tulsa International Airport
- Convenient connectivity to I-44, US-169, and Downtown Tulsa
- Multimodal logistics access via the Port of Catoosa (rail, truck, and barge)



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SCHEDULE A PROPERTY TOUR TODAY.

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