



## CLASS-A DISTRIBUTION CENTER FOR SALE



7120 E 76TH STREET N, OWASSO, (TULSA COUNTY) OK 74055

(76<sup>TH</sup> STREET IS AN ARTERIAL STREET WITH DIRECT ACCESS TO HWY  AND HWY  ON/OFF RAMPS)

- 1,286,590 ± Square Feet Total (footprint per survey)
  - Level 1 Office: 32,589 ± Square Foot
  - Level 2 Office: 17,049 ± Square Foot (with elevator)
- 216,075± Square Foot Concrete Mezzanine with two (2) freight elevators
- High Quality Facility
- Concrete Tilt-Up Construction (YOC 2015)
- 32' Clear Height
- Column Spacing: 50' x 50' to 50' x 57'8"
- 59 Dock Doors (with power levelers, seals & dock locks)
- Truck Court Depth: 190'
- 107 Trailer Parking Spaces
- 1,329 Car Parking Spaces
- 71.89-Acre ± Site
- Industrial Medium (IM) Zoning
- Located on Arterial Street with two Traffic Light  Access Points; one to parking lot and one to truck court
- 1.27 miles to Highway  on ramp
- 11 miles (15 minutes) to Tulsa International Airport
- Located in Tulsa County
- ALTA Survey, Plat, and Building Plans are Available

*The information contained herein is believed to be accurate but is not guaranteed as to accuracy and may change or be updated without notice.*

**Contacts:**

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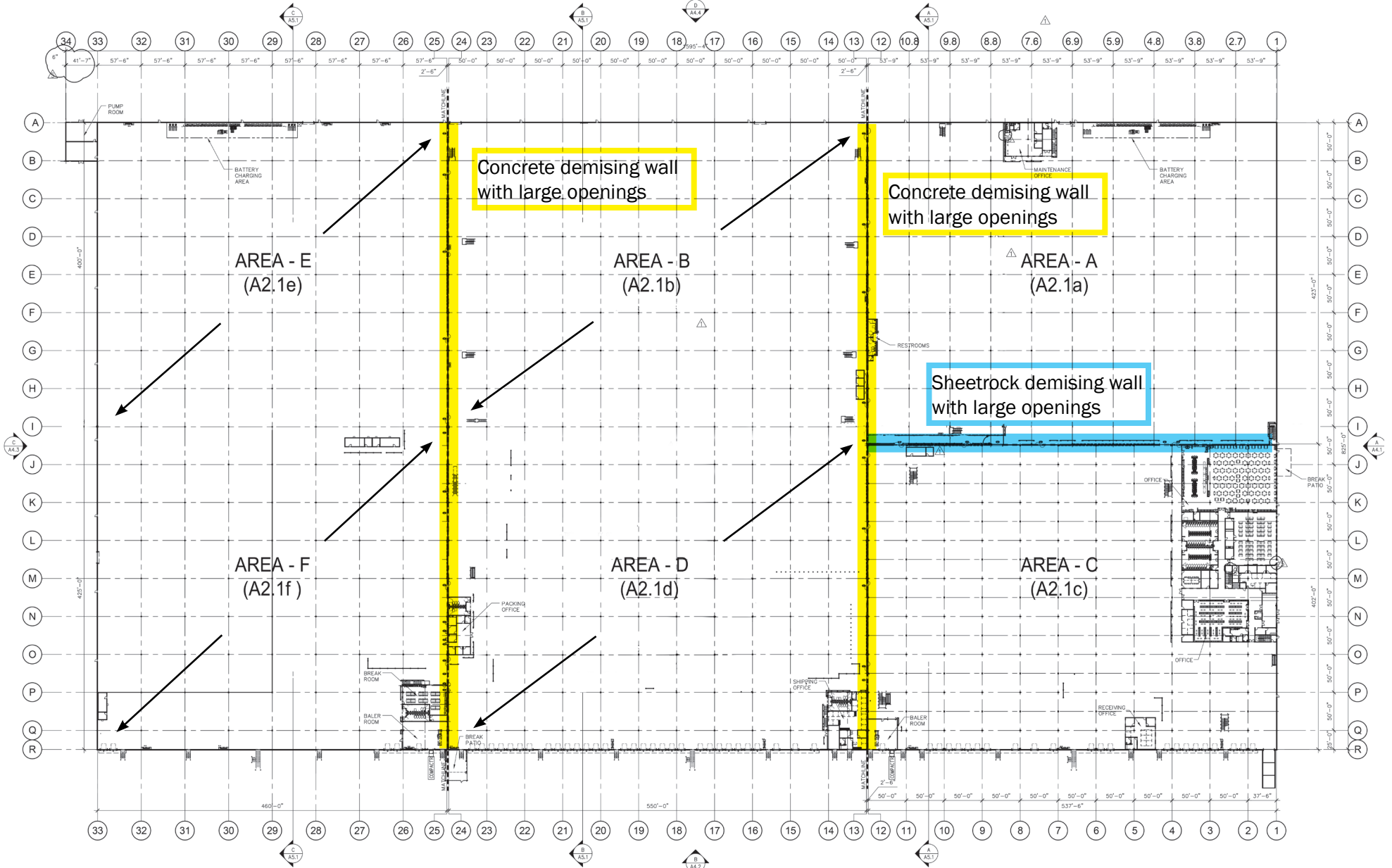
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Cell (918) 764-5865

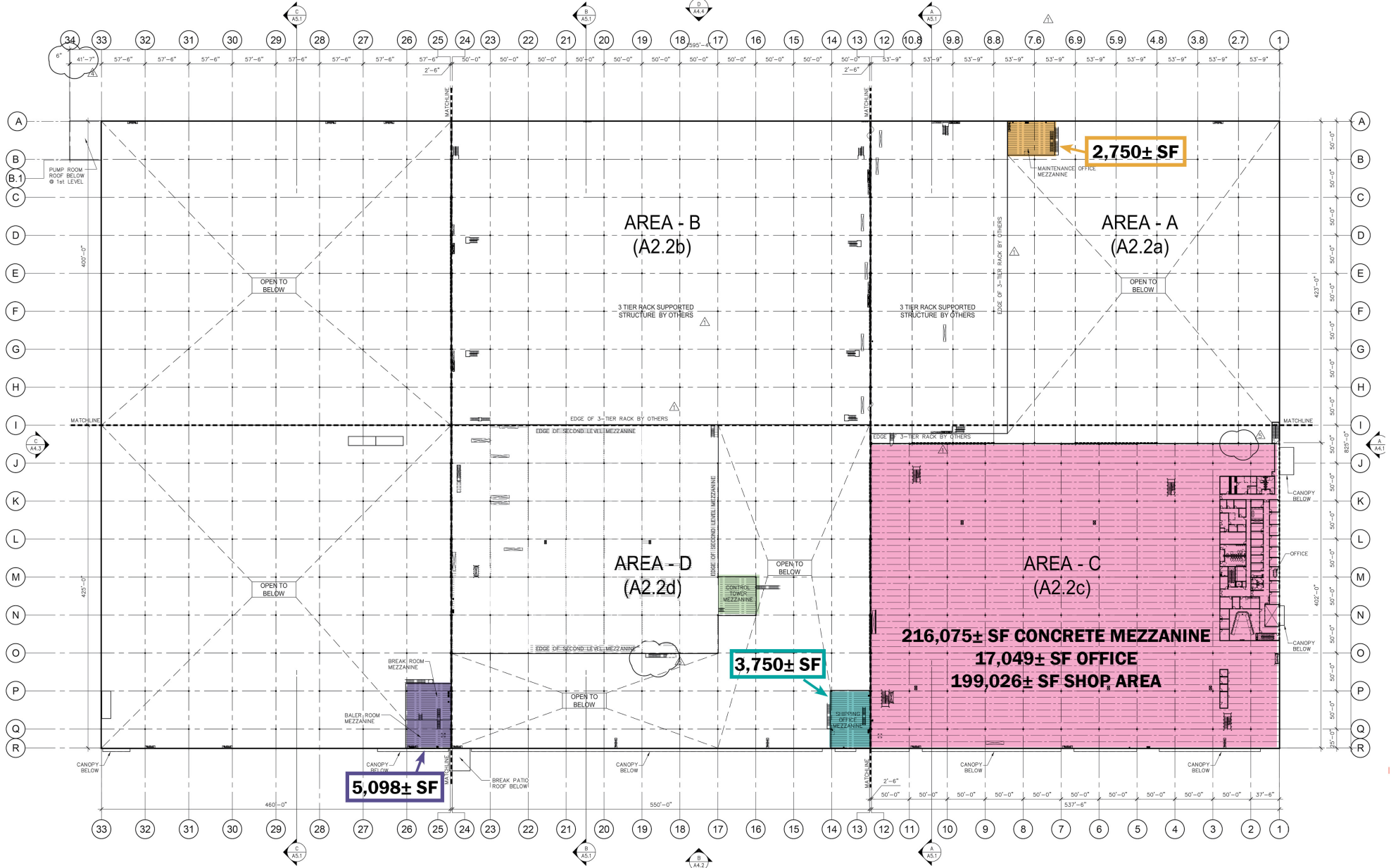
E-mail Garrett@EquitasRealty.com

# Building Footprint



**1,286,589 Square Feet (±)**

# MEZZANINE SIZE SHEET



**APPROXIMATELY 227,373 ± SF TOTAL MEZZANINE**

216,075 ± SF CONCRETE MEZZANINE

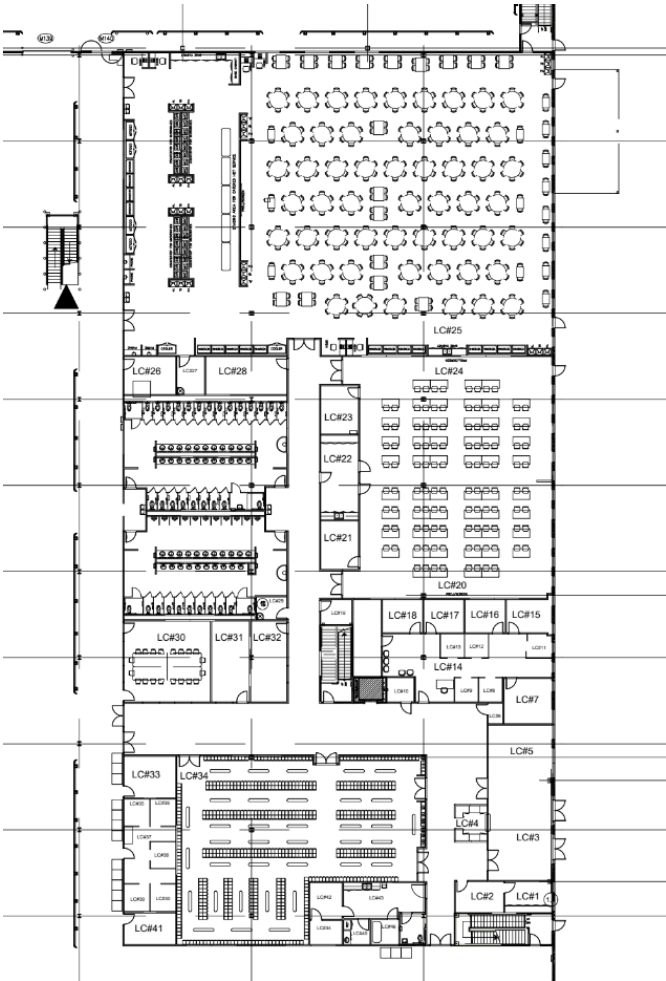
5,098 ± SF MEZZANINE OVER BREAK ROOMS AND RESTROOMS

3,750 ± SF MEZZANINE OVER BREAK ROOMS AND RESTROOMS

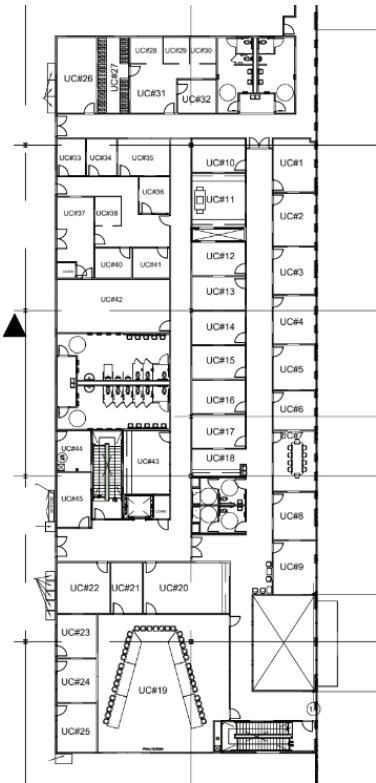
2,750 ± SF MEZZANINE OVER BREAK ROOMS AND RESTROOMS

ALL MEZZANINE SIZES ARE ESTIMATES

# Office Floorplans

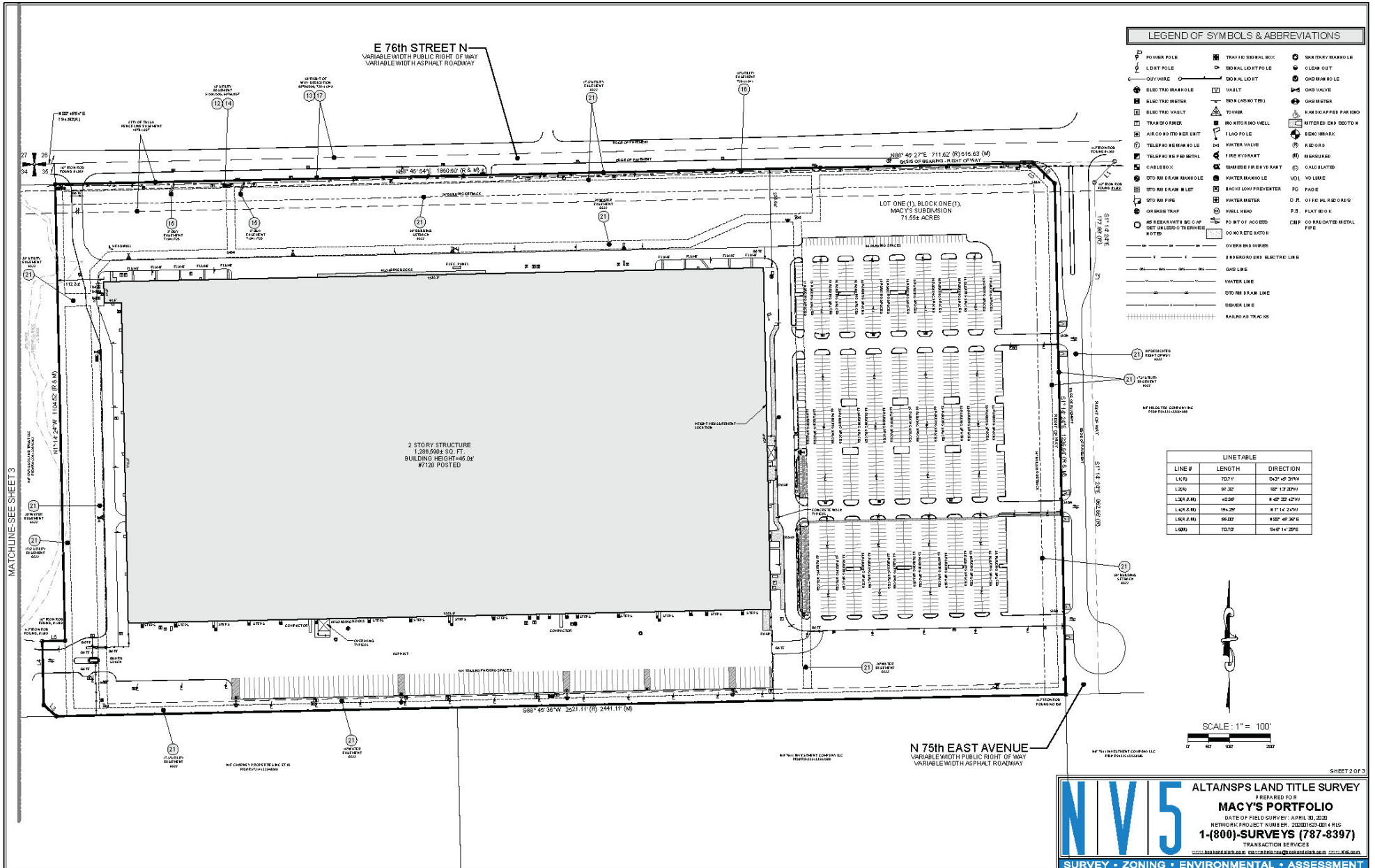


Level 1 Office Floorplan

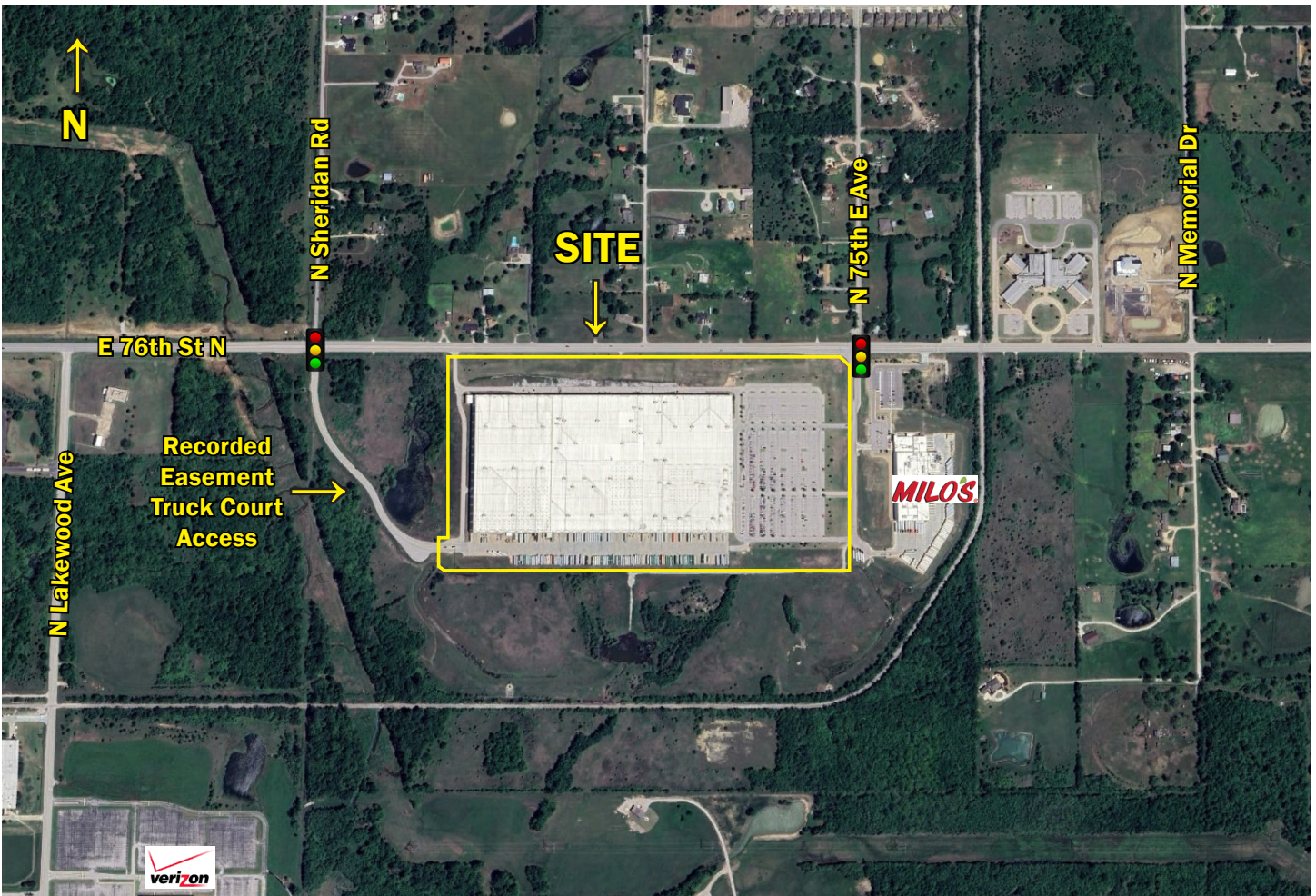


Level 2 Office Floorplan

# Site Plan



# Aerials



# Tulsa/Owasso Area Map

