



BUILDING B — SUITES 3-4

Midtown Industrial Park

6240 E. 15TH STREET · TULSA, OKLAHOMA 74112

5,600 SF

AVAILABLE — TWO COMBINED BAYS

\$9.00 SF/YR

NNN — ASKING LEASE RATE

11.01.26

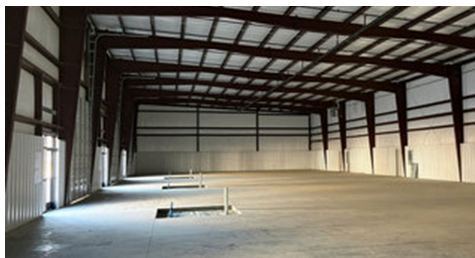
OCCUPANCY AVAILABLE

◆ PROPERTY HIGHLIGHTS

- ◆ New spec fit-out — private office, reception and ADA restroom already built
- ◆ Two bays delivered as one clear-span suite, with no interior columns
- ◆ A drive-in door and its own glass storefront entry serve each half
- ◆ Grade-level loading plus access to the shared dock
- ◆ Combines two of the five bays in the 15,400 SF small-bay building
- ◆ Combines with Suites 1-2 for up to 12,600 SF contiguous
- ◆ Monument signage available
- ◆ Immediate I-244, I-44 & US-64 access

◆ SPECIFICATIONS

BUILDING TYPE	Small-Bay Flex Industrial
CONSTRUCTION	Metal panel — new 2026 construction
OFFICE FINISH	347 SF office suite, 65 SF ADA restroom
WAREHOUSE	±5,090 SF clear span, no columns
LOADING	Two 14' × 14' drive-in, shared dock
CLEAR HEIGHT	20'9" – 23'2"
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 — up to 12,600 SF contiguous



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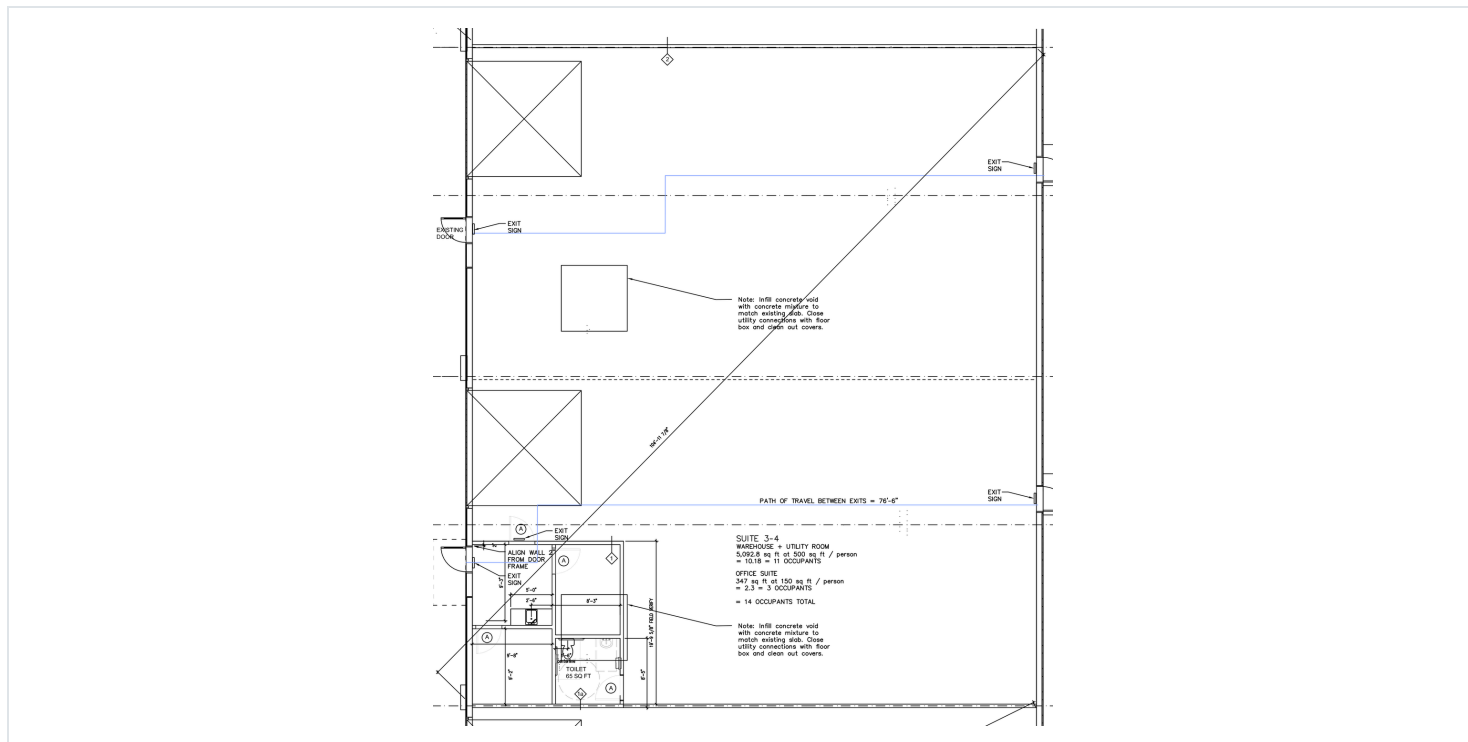
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Suites 3-4 — 5,600 SF

◆ SUITES 3-4

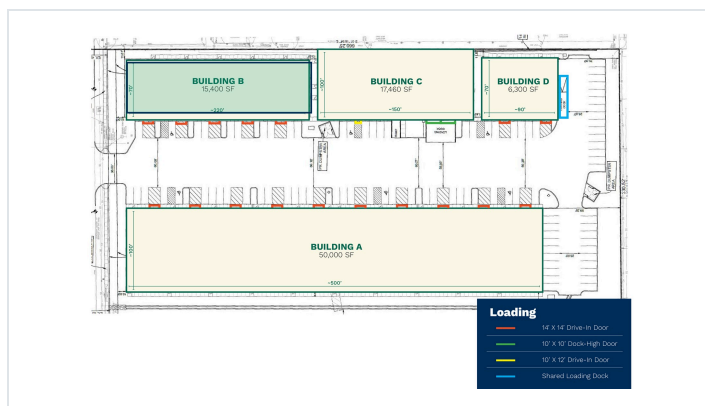


◆ SUITE AT A GLANCE



Loading — Two 14' x 14' drive-in doors, grade level

◆ CAMPUS SITE PLAN



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