



BUILDING A — SUITE 9-10

Midtown Industrial Park

6240 E. 15TH STREET · TULSA, OKLAHOMA 74112

10,000 SF

AVAILABLE — SPEC SUITE

\$9.00 SF/YR

NNN — ASKING LEASE RATE

Immediately

OCCUPANCY AVAILABLE

◆ PROPERTY HIGHLIGHTS

- ◆ Move-in ready spec suite — finished office, restrooms and warehouse complete
- ◆ The park's tallest clear height, on column spacing built for racking
- ◆ Two grade-level drive-in doors plus access to the shared dock
- ◆ Plumbing stub-ups already set for a future shop sink or added restroom
- ◆ End-cap position in the 50,000 SF building, with its own frontage and parking
- ◆ Offered as a single 10,000 SF block — the suite is not demisable
- ◆ Monument signage available
- ◆ Immediate I-244, I-44 & US-64 access

◆ SPECIFICATIONS

BUILDING TYPE	Flex Industrial / Warehouse
CONSTRUCTION	Metal panel — new 2026 construction
OFFICE FINISH	1,100 SF finished office and restrooms
WAREHOUSE	8,900 SF, 25' x 50' bays
LOADING	Two 14' x 14' drive-in, shared dock
CLEAR HEIGHT	23'8" – 27'9"
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 — suite goes as a whole



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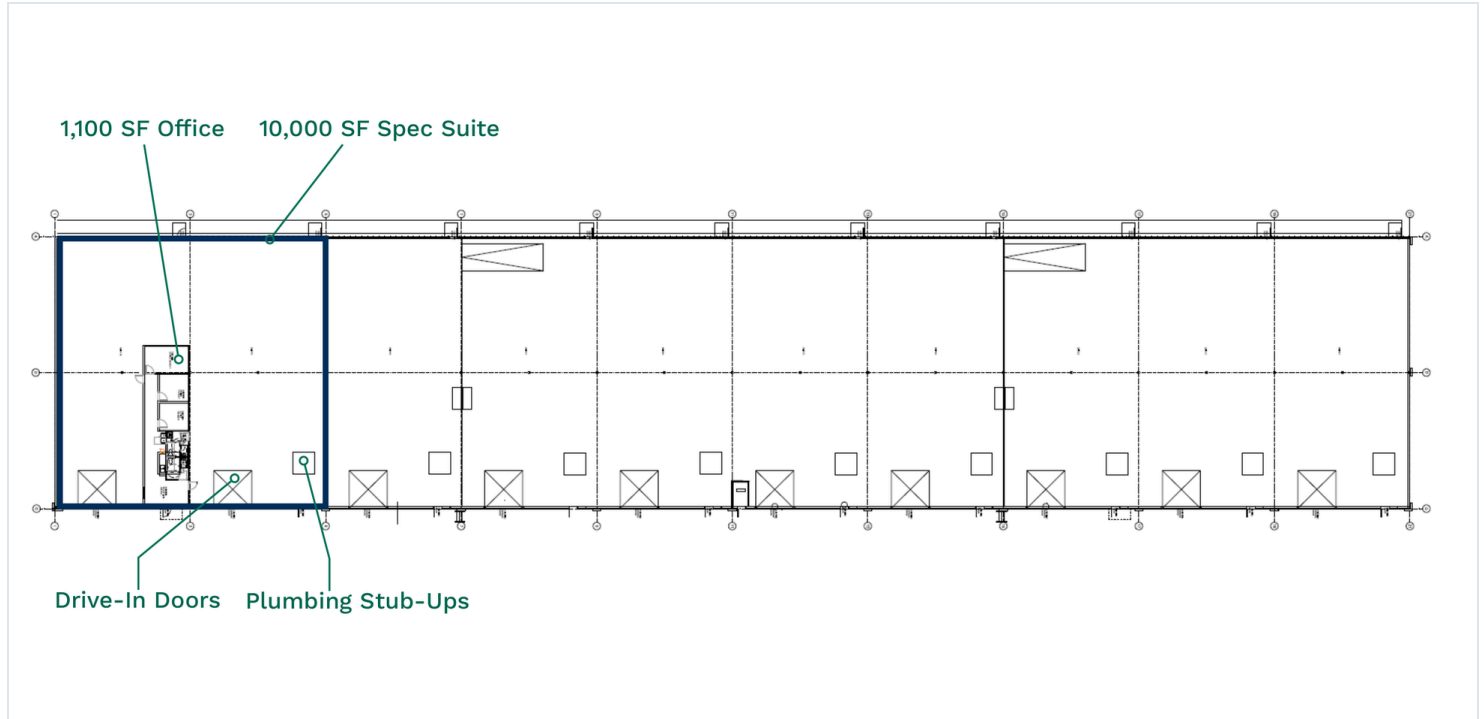
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SUITE PLAN & SITE PLAN

Suite 9-10 — 10,000 SF

6240 E. 15TH STREET · TULSA, OKLAHOMA 74112

♦ SUITE 9-10

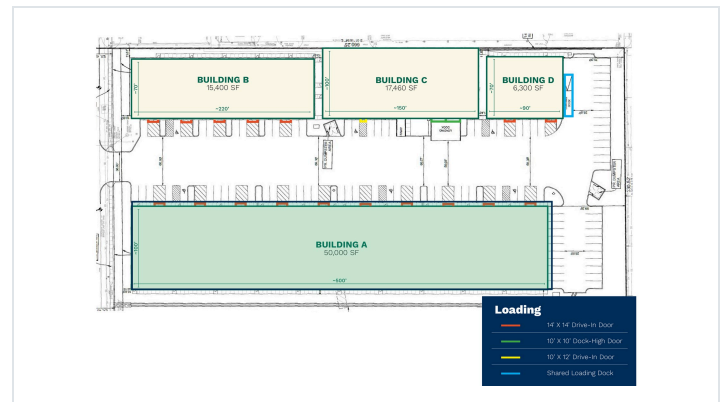


SUITE 9-10 OUTLINED — BUILDING A, 50,000 SF TOTAL

♦ SUITE AT A GLANCE

**Position** — South end of the park, in the 50,000 SF Building A**Suite footprint** — ±100' deep × 100' wide**Column spacing** — 25' × 50' bays**Office** — 1,100 SF finished, built into the suite**Loading** — Two 14' × 14' drive-in doors, grade level

♦ CAMPUS SITE PLAN



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

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