

FOR LEASE



COMMERCIAL
OKLAHOMA



108 S 109TH E AVE TULSA, OK 74128

Located in the Wagon Wheel Industrial Park, 108 S 109th E Ave offers approximately $\pm 4,000$ SF of versatile space ideal for service, light industrial, or small distribution users. The warehouse features a clear-span layout with mezzanine storage and a private restroom. The office/flex space is climate-controlled and includes a reception area, two private restrooms, and a kitchen for seamless operations.

Built in 1986, the property provides a partially fenced lot, offering secure parking and equipment storage while maintaining easy access for deliveries and employee vehicles. Its strategic location near major Tulsa corridors—including Highway 169, I-44, I-244, and the Broken Arrow Expressway—provides excellent regional connectivity and quick access to the metro's industrial and commercial hubs.

Property DETAILS

Building Size:	$\pm 4,000$ SF
Office/Flex Space:	$\pm 1,735$ SF
Warehouse Space:	$\pm 2,265$ SF
Lot Size:	± 0.34 Acres
Drive-ins:	(1) 14'x12'
Clear Height:	14'
Electrical:	200 Amp
Year Built:	1986
Zoning:	CS
Lease Rate:	\$8.50/SF NNN

- Fenced Yard
- Clear Span
- 50% Climate Controlled
- Kitchen
- Mezzanine Storage
- Abundant Parking



OFFICE



FLEX



WAREHOUSE



Industrial Flex/Warehouse **FOR LEASE**

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TULSA, OK 74128



**CUSHMAN &
WAKEFIELD**

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