

AVAILABLE

**CUSHMAN &
WAKEFIELD**

**COMMERCIAL
OKLAHOMA**

Industrial
Flex Space

FOR SUBLEASE

7256-7258 E 38TH ST - BLDG 4
TULSA, OK 74145



BRETT BEAVER

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Property DETAILS

Building Size:	± 8,340 SF
Office:	± 1,012 SF
Year Built:	1984
Drive Ins:	2 Total - 12'x12'
Dock Doors:	2 Total - 8'x8'
Clear Height:	16'

LEASE RATE: \$5.50/SF NNN

- Easy Access to Hwy 64 & I-44
- Functional Flex/Warehouse Space
- Sublease through 7/31/2028