



CLASS-A DISTRIBUTION CENTER FOR SALE



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

(76TH 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
- Primary electric service to building: 13.2 kV (Property includes six 2500 KVA pad mounted transformers and three back up generators)
- The following sprinkler heads were identified in the warehouse:
 - TYCO TY9226 (ESFR)
 - TYCO TY5153
 - TYCO TY5151
- Concrete tilt-up construction (YOC 2015)
- 32' Clear Height
- Typical column spacing: 50' x 50' to 50' x 57'8"
- 59 Dock doors (most have dock locks with power levelers & seals)
- 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 (outside of city limits)
- 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:

Marco Placencia, CCIM, SIOR

Cell (918) 629-5091

E-mail Marco@EquitasRealty.com

Garrett Dunn, CCIM

Cell (918) 764-5865

E-mail Garrett@EquitasRealty.com

Photos



NORTHEAST CORNER



SOUTHEAST CORNER



SOUTHWEST CORNER WITH GUARD HOUSE TO TRAILER COURT

Photos



NORTHEAST CORNER



NORTHWEST CORNER



SOUTHWEST CORNER, GUARD HOUSE TO TRUCK COURT - TRAILER STORAGE



SOUTHWEST CORNER, FENCED TRUCK COURT



MAIN PARKING LOT



MAIN OFFICE ENTRY

Interior Photos



INTERIOR OFFICE LOBBY



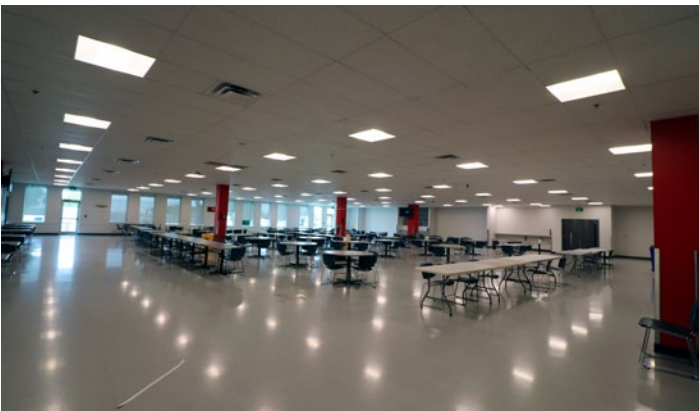
CONFERENCE ROOM



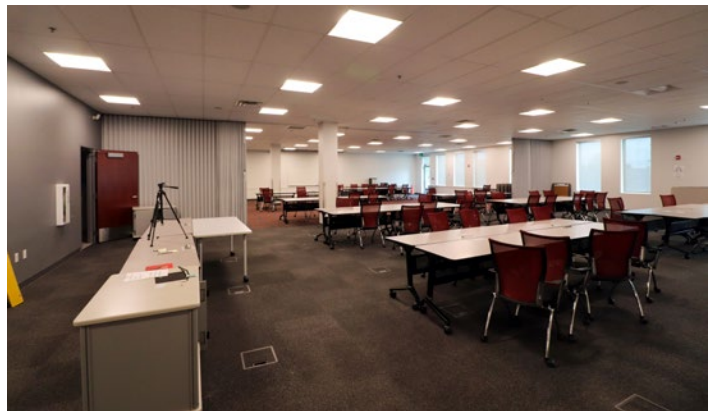
TYPICAL OFFICE



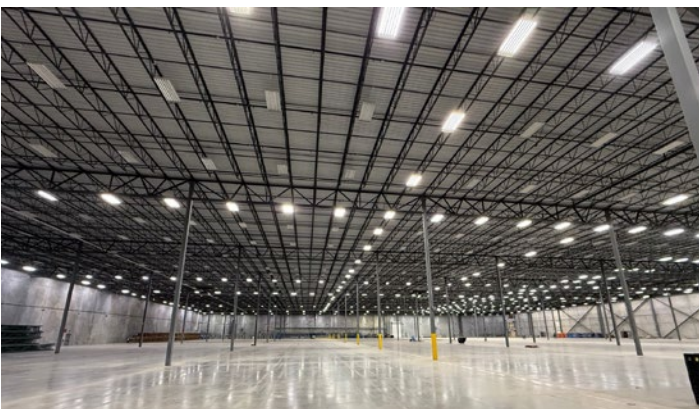
SEVERAL RESTROOMS



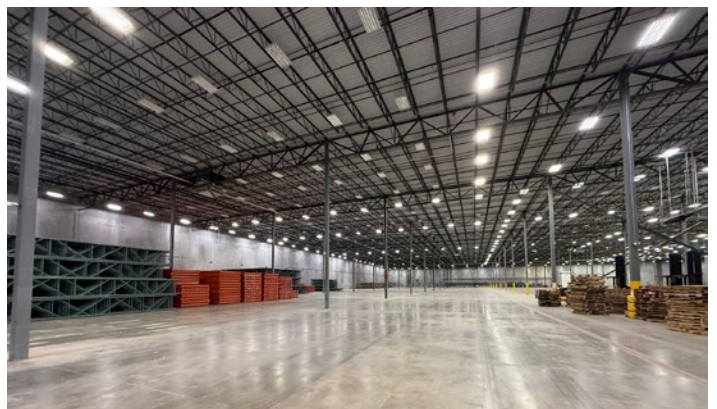
MAIN LUNCH ROOM



CLASS ROOM WITH COLLAPSIBLE DIVIDER

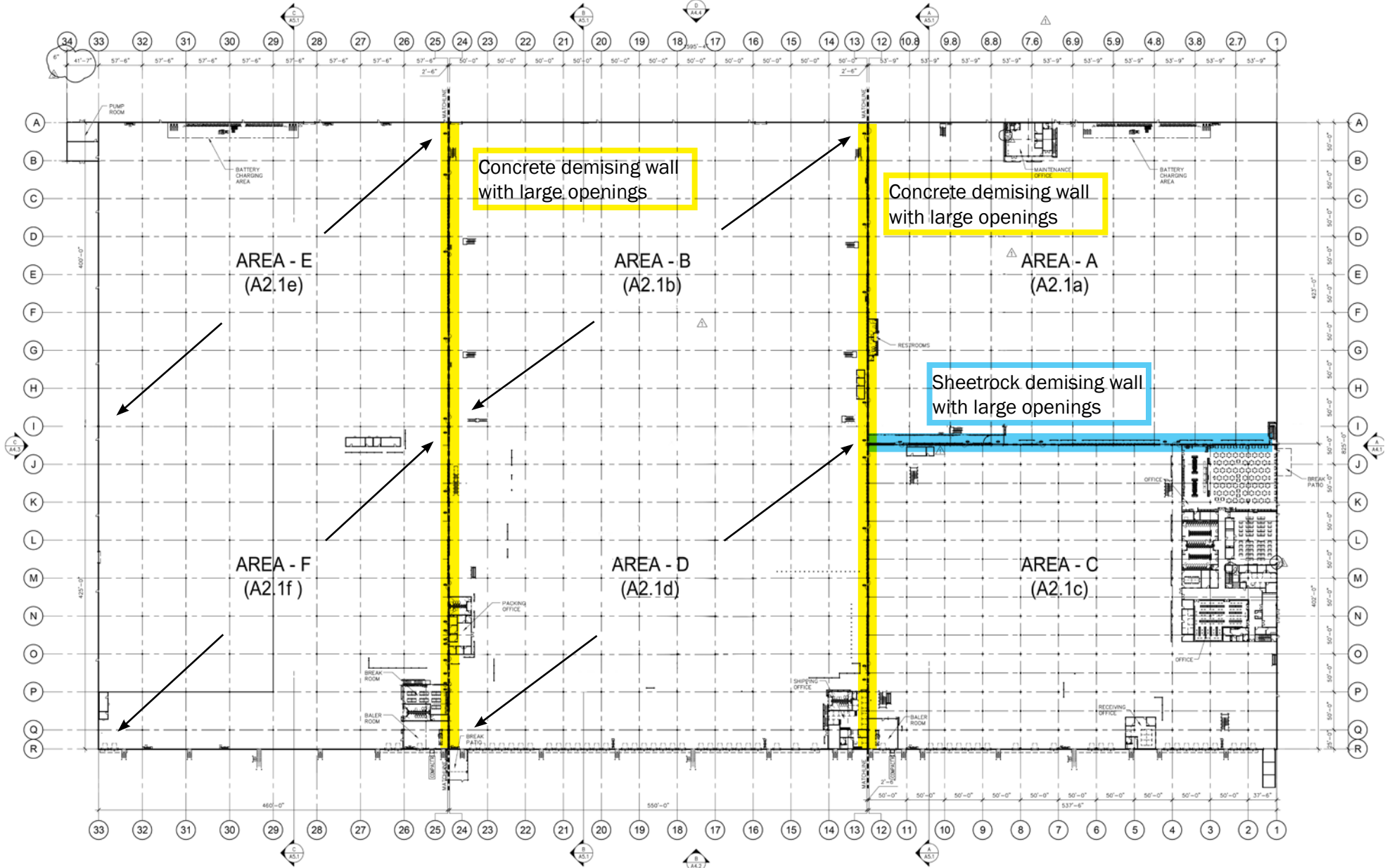


WAREHOUSE



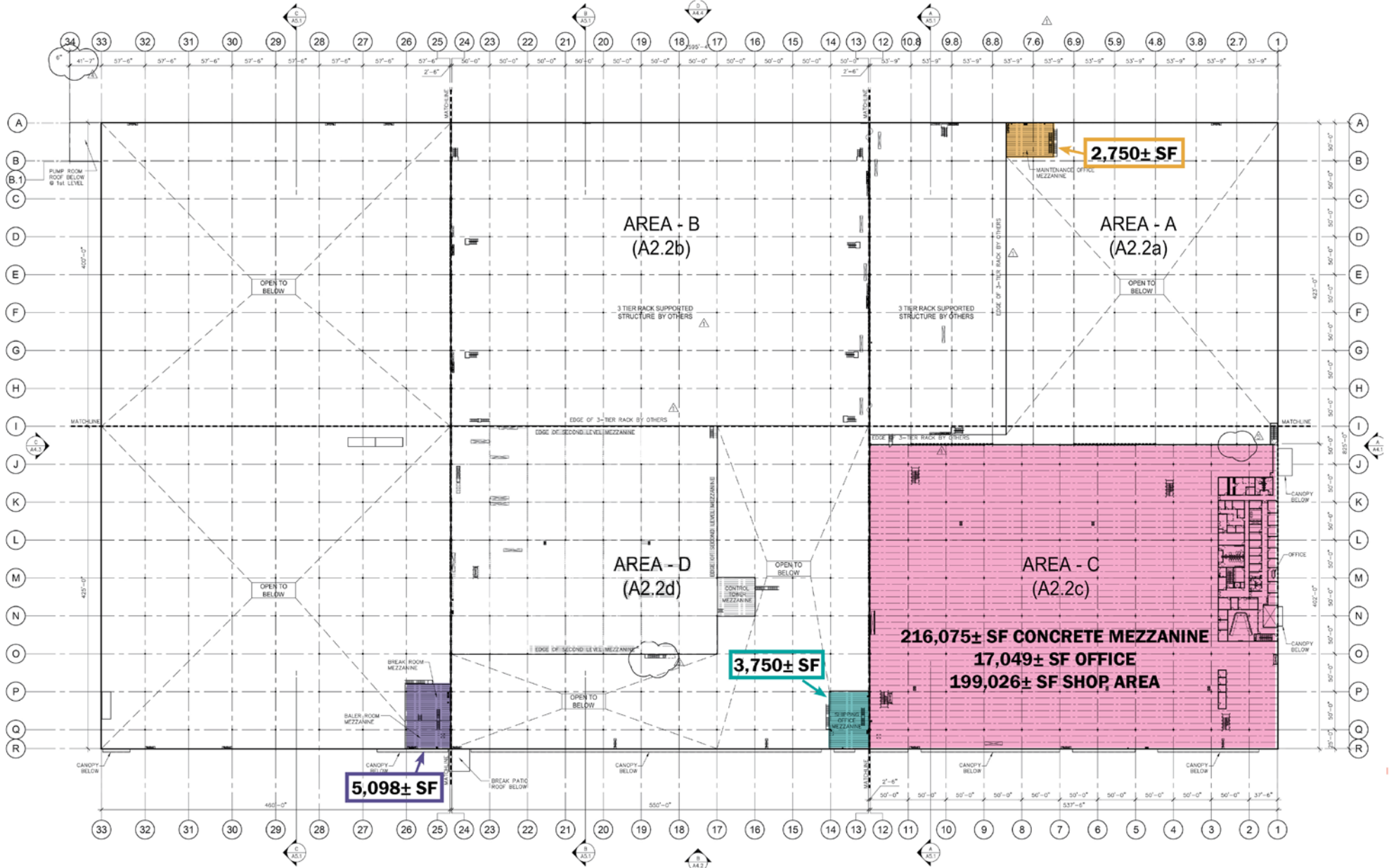
WAREHOUSE

Building Footprint with Demising Walls Shown



1,286,589 Square Feet (±) Footprint

MEZZANINE SIZE SHEET



APPROXIMATELY 227,373 ± SF TOTAL MEZZANINE

216,075 ± SF CONCRETE MEZZANINE

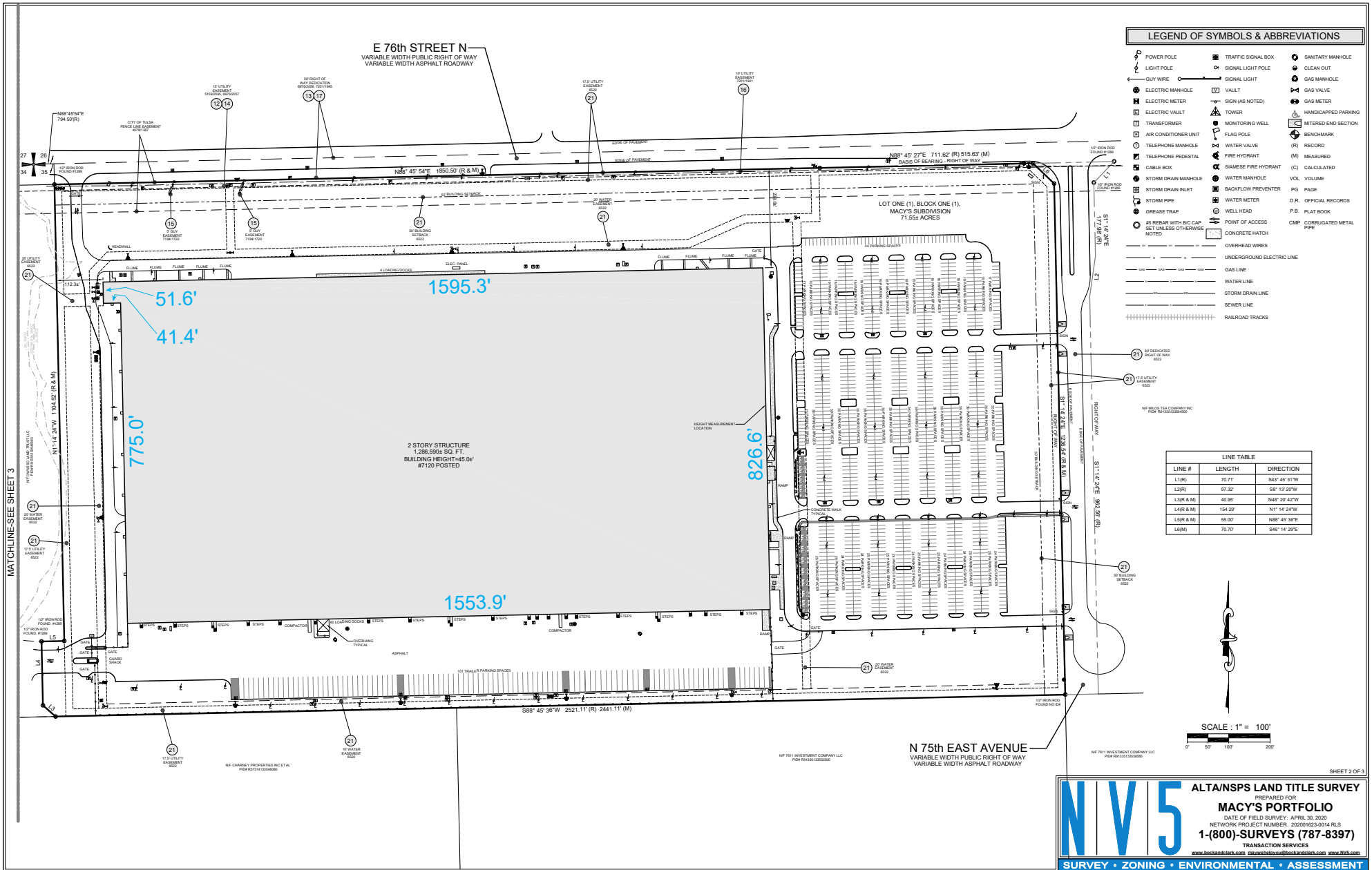
5,098 ± SF MEZZANINE OVER BREAK ROOMS AND RESTROOMS

3,750 ± SF MEZZANINE OVER BREAK ROOMS AND RESTROOMS

2,750 ± SF MEZZANINE OVER BREAK ROOMS AND RESTROOMS

ALL MEZZANINE SIZES ARE ESTIMATES

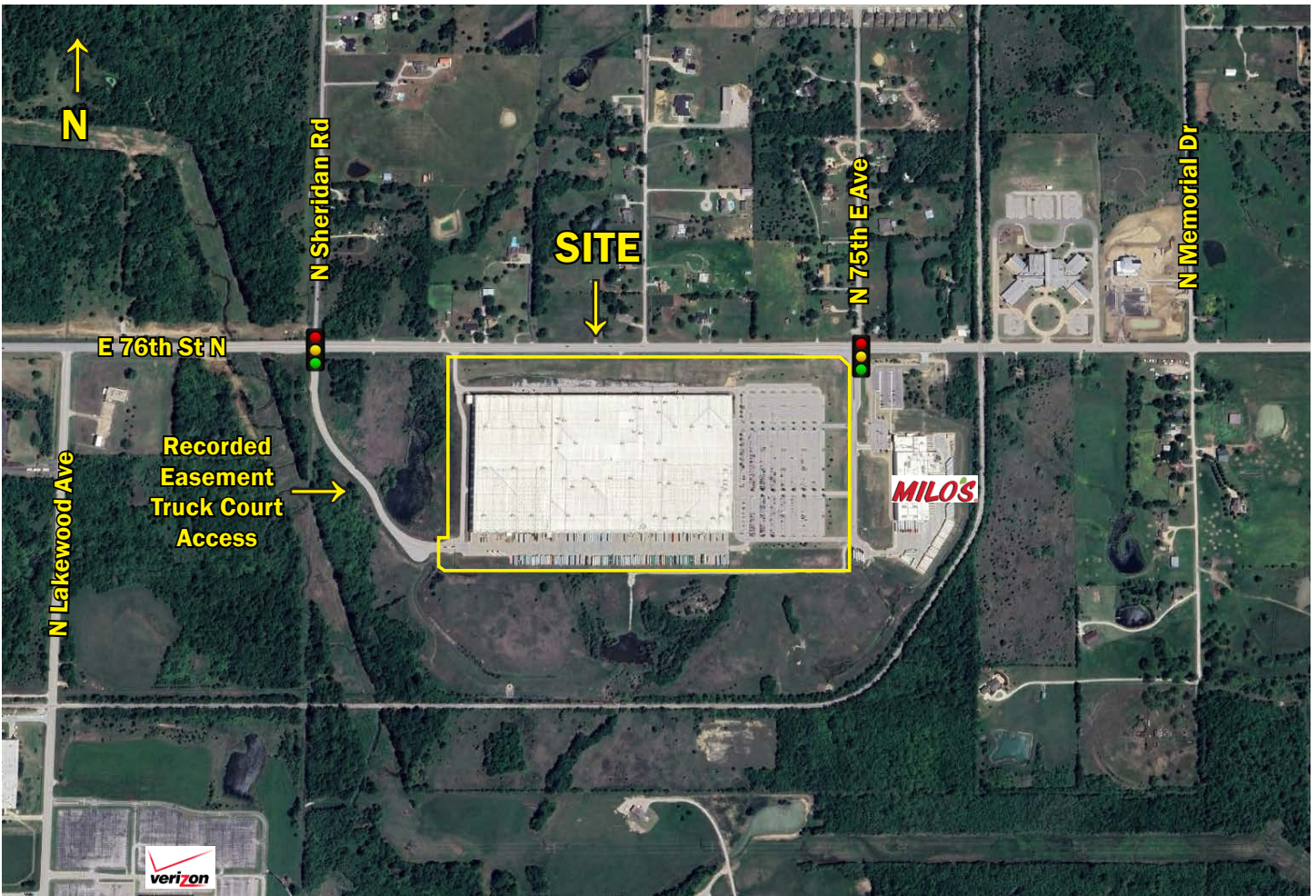
Site Plan with Building Dimensions



NV5 ALTA/NSPS LAND TITLE SURVEY
PREPARED FOR
MACY'S PORTFOLIO
DATE OF FIELD SURVEY: APRIL 30, 2020
NETWORK PROJECT NUMBER: 202001623-0014 RLS
1-(800)-SURVEYS (787-8397)
TRANSACTION SERVICES
www.rockandroll.com info@rockandroll.com www.nv5.com

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Aerials



Tulsa/Owasso Area Map

