

NEW CONSTRUCTION



*REPRESENTATIVE PHOTO

MULTI-TENANT INDUSTRIAL FACILITY

E 61ST ST & HWY 169, TULSA, OK 74133

CBRE

PROPERTY OVERVIEW

- Class A Industrial Facility
- Estimated Completion Q2 2027
- Concrete Tilt-Up Construction
- Butler MR-24 Standing Seam Metal Roof System
- 6" Concrete Slab Foundation
- 161,864± SF Total* (Divisible)
- Custom Office Build Out Available
- 30' Clear Height
- LED Lighting
- ESFR Sprinkler System
- 50' x 50' Column Spacing
- (31) 9' x 10' Dock High Doors
- (3) 12' x 14' Drive-In Doors
- Highway 169 Visibility
- Zoned IL (Light Industrial)
- Great SE Tulsa Location
- Excess Land Available for Outside Storage (for an additional charge)

*Source: Owner



*REPRESENTATIVE PHOTO

PROPERTY HIGHLIGHTS

161,864±

Total Sq. Ft.

30'

Clear Height

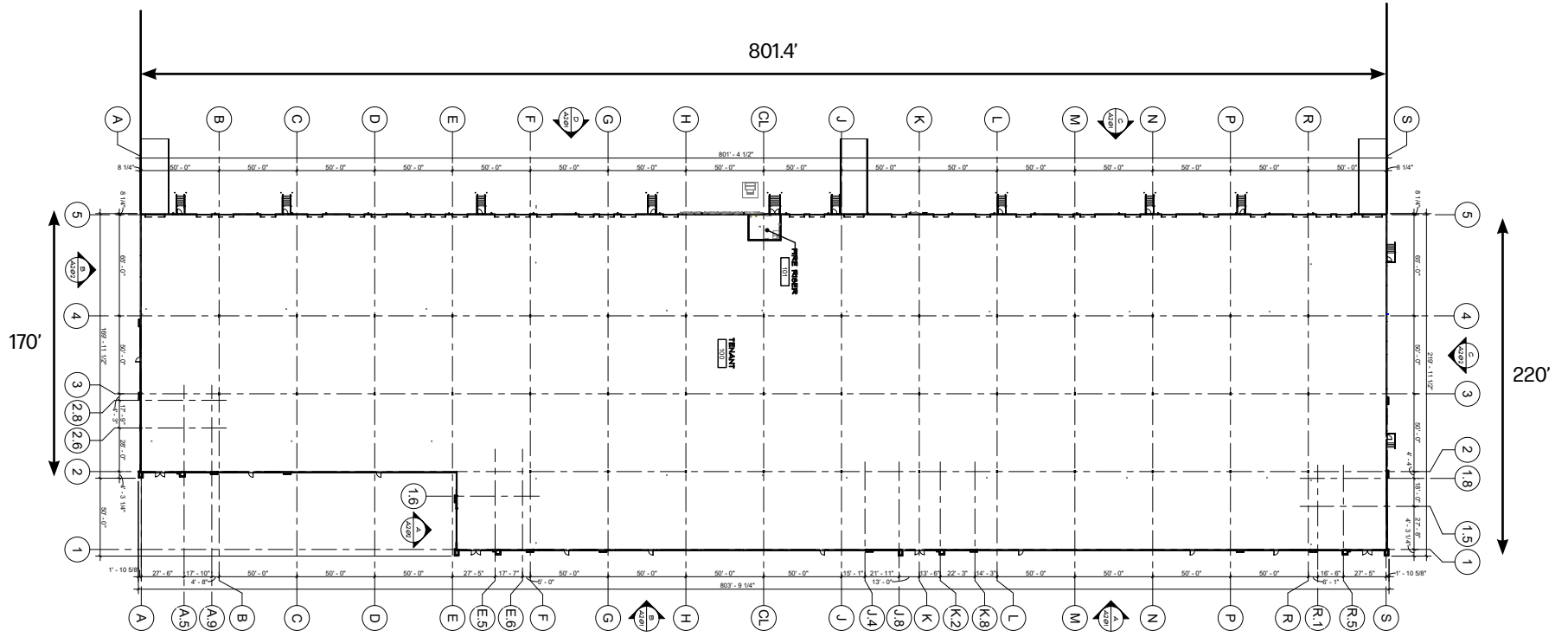
50' x 50'

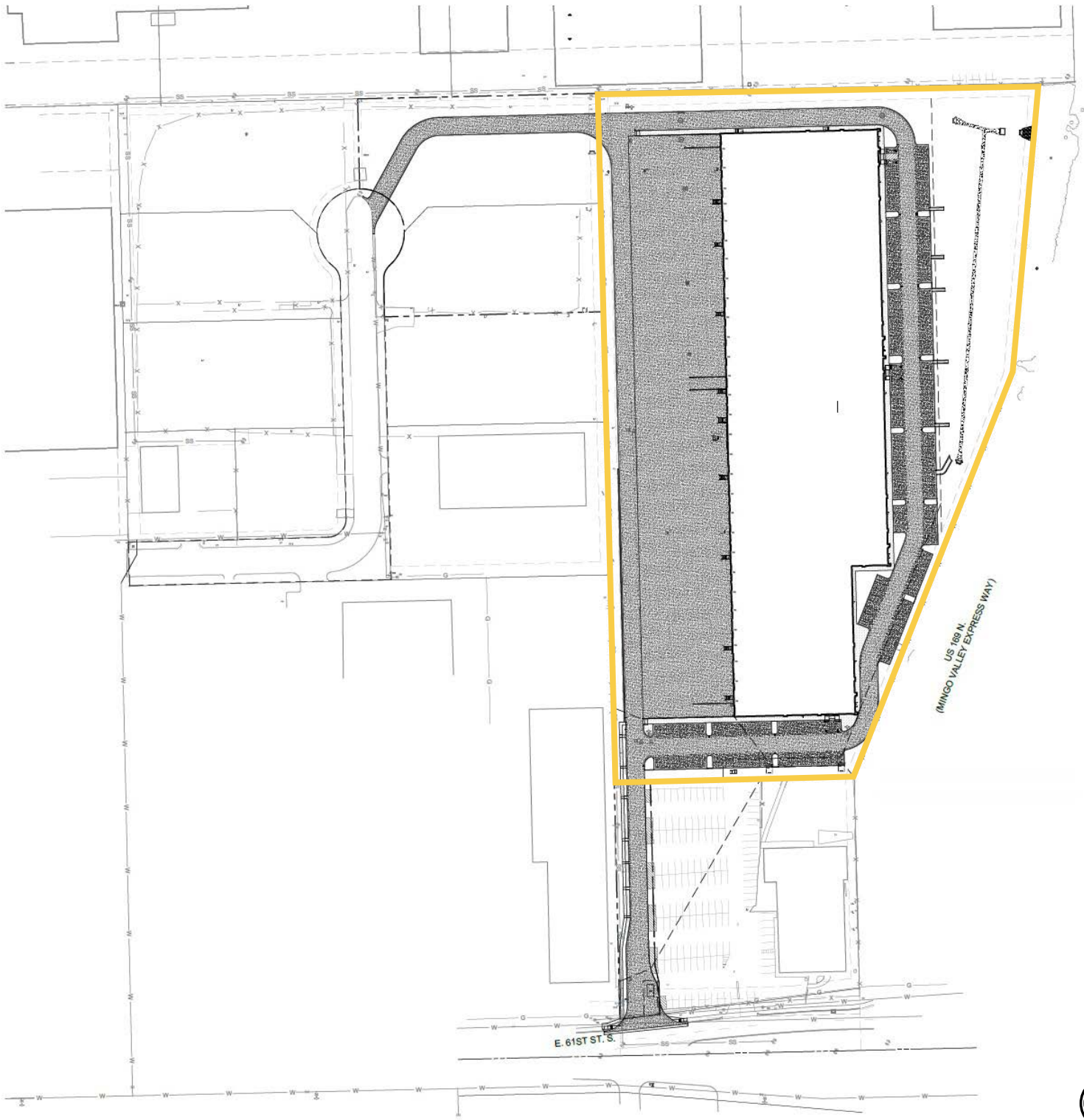
Column Spacing

Q2 2027

Estimated Completion

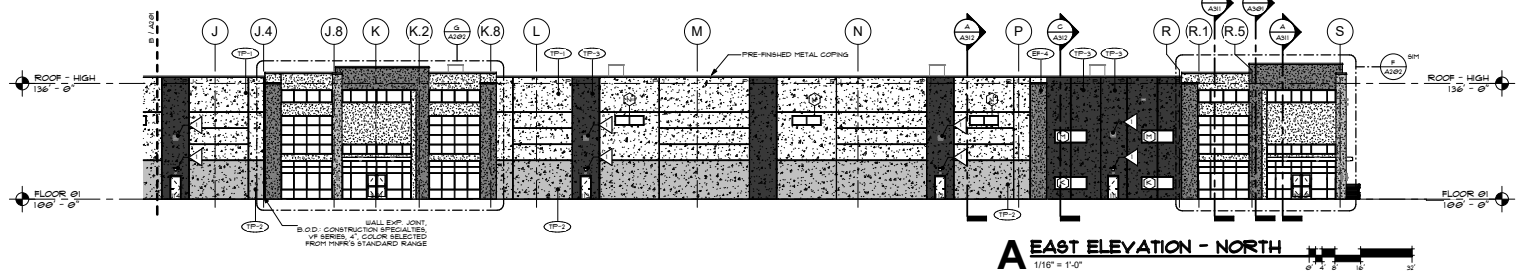
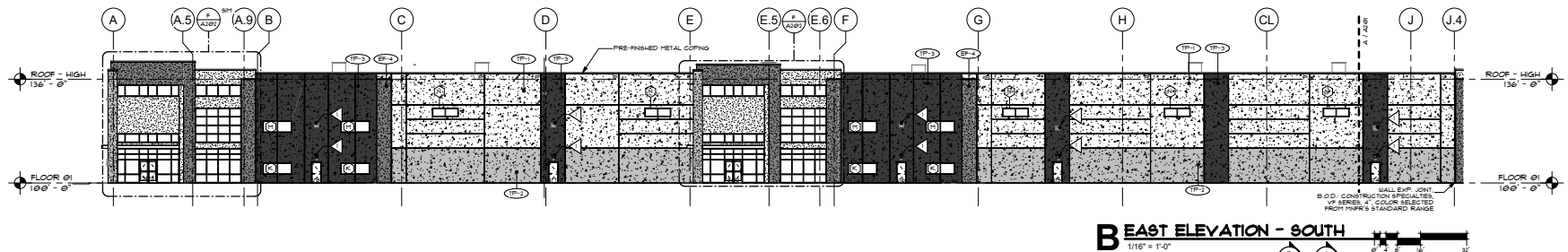
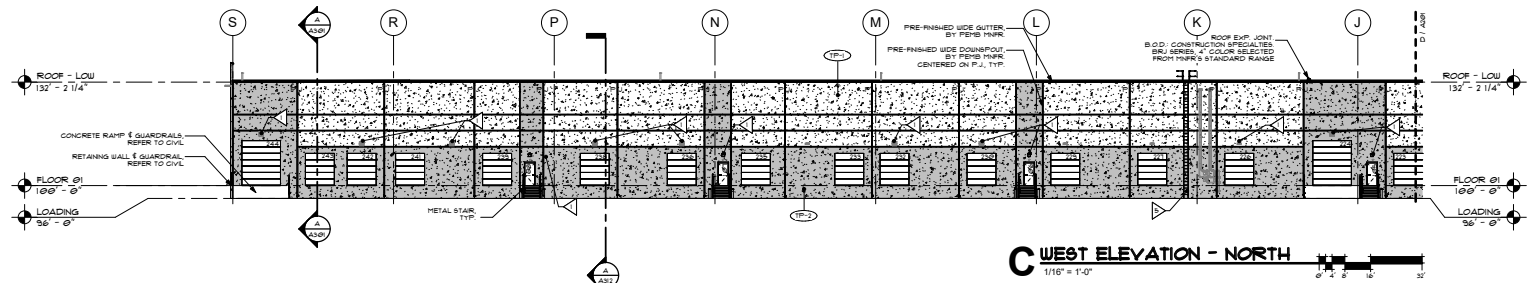
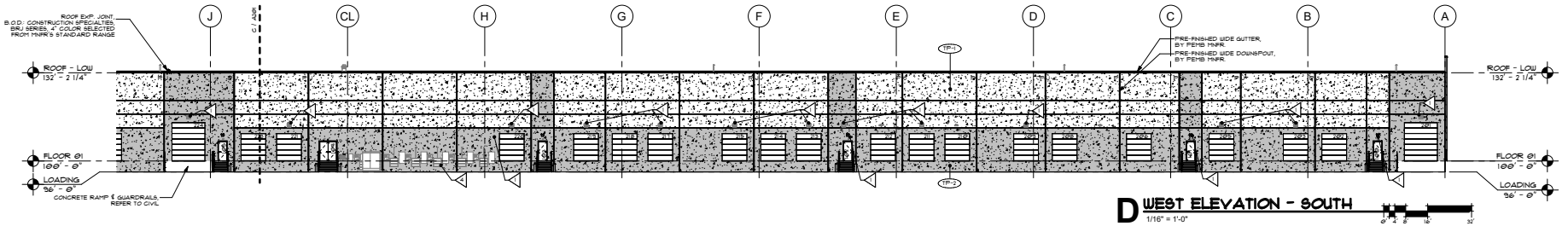
FLOOR PLAN





SITE PLAN

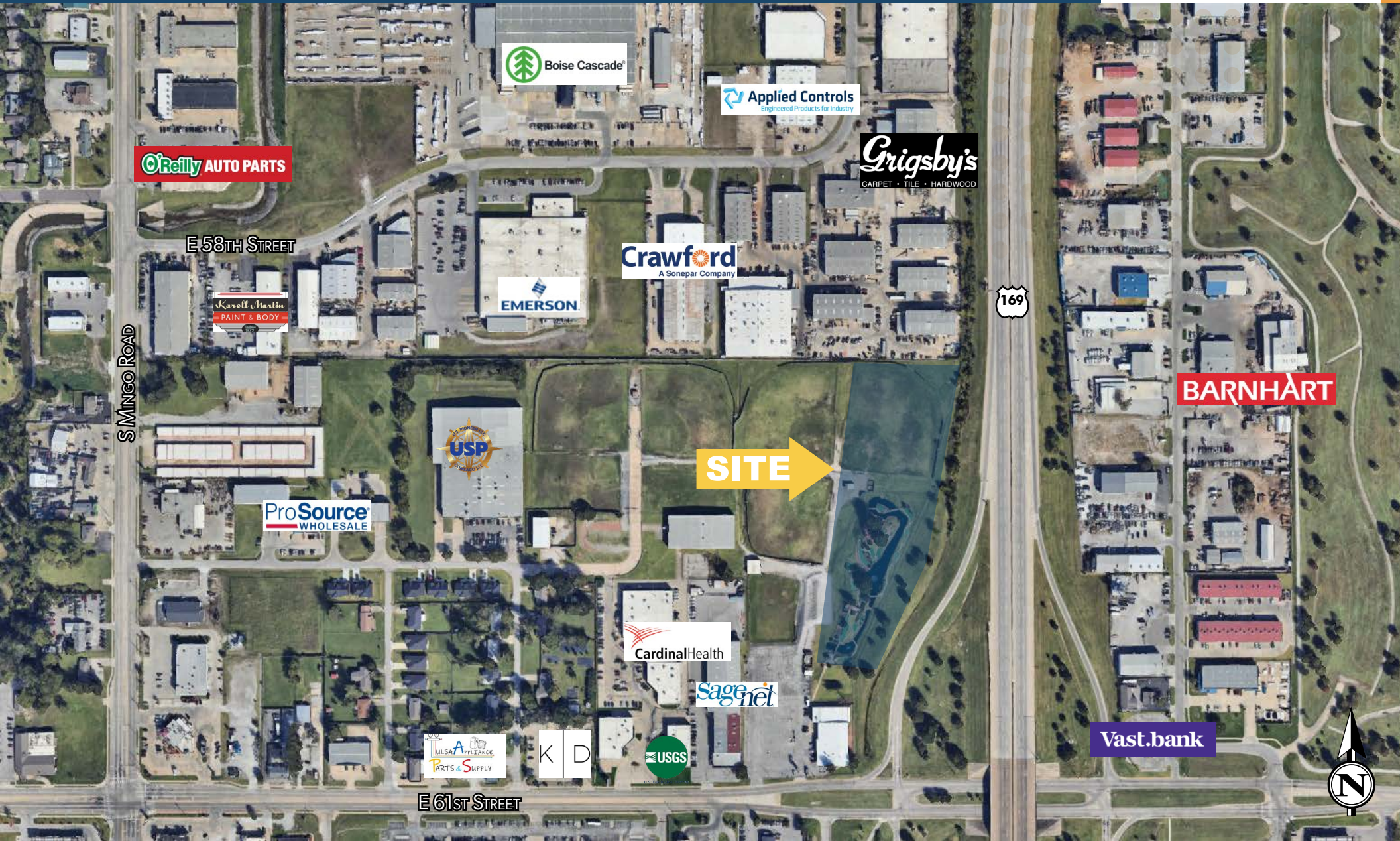
EXTERIOR ELEVATIONS





* REPRESENTATIVE PHOTOS

AREA HIGHLIGHTS



O'Reilly AUTO PARTS

E 58TH STREET

Karvell & Martin
PAINT & BODY

S MINGO ROAD

Boise Cascade

Applied Controls
Engineered Products for Industry

Grigsby's
CARPET • TILE • HARDWOOD

Crawford
A Sonepar Company

EMERSON

169

BARNHART

SITE →

ProSource
WHOLESALE

USP

CardinalHealth

Sagenet

ULSA APPLIANCE
PARTS & SUPPLY

K | D

USGS

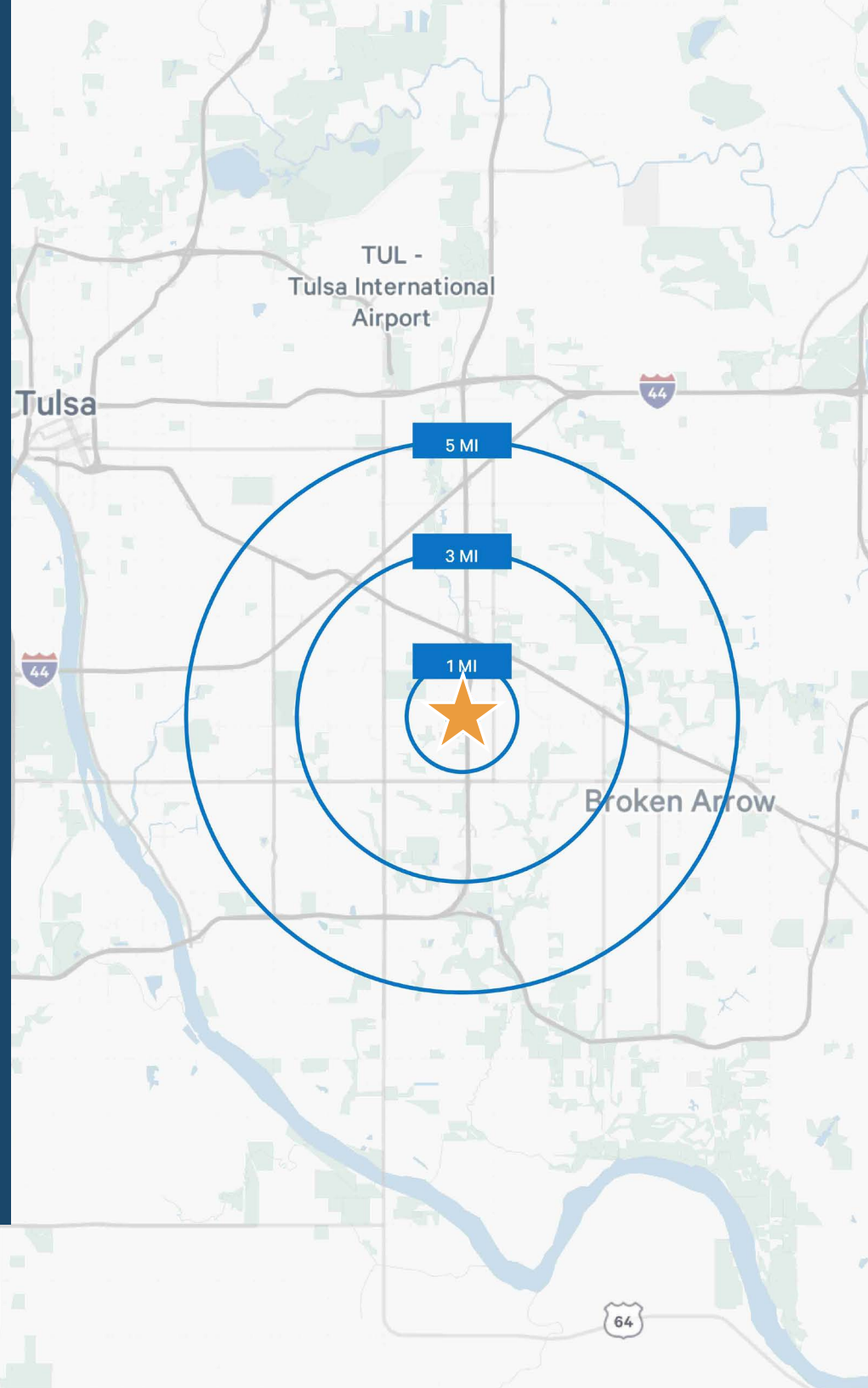
Vast.bank

E 61ST STREET



AREA DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION			
2024 Population	7,532	92,062	253,797
2029 Population-Projected	7,765	93,899	259,214
2024-2029 Growth Rate	0.61%	0.40%	0.42%
HOUSEHOLD INCOME			
Average Household Income	\$72,946	\$88,685	\$97,333
Median Household Income	\$62,307	\$64,601	\$69,832
HOUSING VALUE			
Average Home Price	\$203,377	\$259,480	\$295,127
Median Home Price	\$183,539	\$231,812	\$252,963
PLACE OF WORK			
2024 Businesses	880	5,935	13,169
2024 Employees	11,353	70,709	146,865
EDUCATION			
Advanced Degree	8.5%	10.8%	12.5%
Bachelor's Degree	18.0%	20.9%	23.8%
Other	73.5%	68.3%	63.7%





WHY TULSA

With just over one million residents, the Tulsa metropolitan area continues to see steady growth. This growth didn't happen by accident - the City of Tulsa has invested over \$884 million in public safety, economic development, education, health care and other capital improvements to make Tulsa a world-class city where people want to live.

Tulsa, coined as the 'world's largest small town', is famous for its culture and deep love of the arts with a vibrant film, music, and art scene, and for having one of the nation's largest collections of art deco architecture. It's no surprise that the leisure & hospitality industries in Tulsa continuously experience a high percentage change year after year.

Tulsa has a dynamic economy, supported by a workforce of nearly 500,000 people. The trade, transportation, and utility industries dominate the market, but education, health, business, and government also play significant roles. At \$60 billion, Tulsa's GDP value is in the top 100 in the nation.





WHY TULSA

Tulsa Ratings and Rankings

#5 Best City in America for Quality of Life

(KTUL 2024)

#24 Most Affordable Cities to Live in

(U.S. News 2024)

#27 Best Cities for Teleworking

(Best Places 2024)

#32 Cities With the Lowest Cost of Living

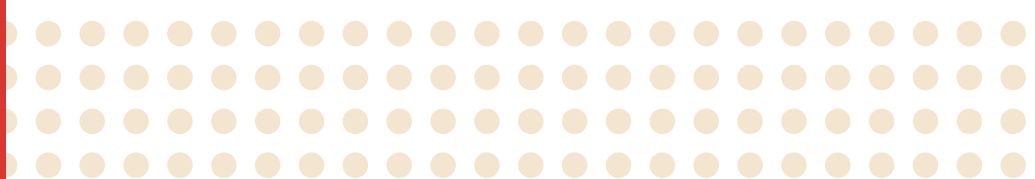
(Niche 2024)

#36 Best Place to Start a Career

(WalletHub 2023)

Tulsa's Gathering Place Named #1 Best Park in the USA

(USA Today 2021)



MULTI-TENANT INDUSTRIAL FACILITY

E 61ST ST & HWY 169
TULSA, OK 74133



CONTACTS

David Glasgow, SIOR, CCIM

First Vice President

+1 918 798 8787

david.glasgow@cbre.com

Alex Powell, CCIM

First Vice President

+1 918 706 3578

alexander.powell@cbre.com

Kurt Giller, SIOR, CCIM

Vice President

+1 785 341 7071

kurt.giller@cbre.com

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. Licensees of CBRE, Inc. are participants in the ownership of this property.

CBRE