

For Lease

TULSA AIRPORT  
MIXED USE  
DEVELOPMENT

1700-1704  
n memorial dr



CBRE

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executive  
summary

# executive summary

Strategically positioned in the heart of Tulsa's primary aerospace hub, this brand-new industrial/flex facility offers unparalleled connectivity for forward-thinking businesses in 2026. Located adjacent to the Tulsa International Airport (TUL) and major transit corridors like Hwy 11, US-169, I-244, and I-44, the property provides seamless access to regional and national distribution networks. This prime location is especially valuable given Tulsa's national ranking as a top aerospace hub and manufacturing, placing your operations alongside more than 400 specialized companies in a thriving, multi-modal industrial environment.

Designed for maximum versatility, this brand-new building features above average exterior curb appeal with front door parking, dedicated storefronts, and the shell condition allows for tenant to design the space to meet their needs. Ultimate flexibility allows for options such as dedicated high-end showrooms, climate-controlled warehouse, and professional office space tailored to the needs of the 2026 market. Tenants will benefit from essential industrial infrastructure, including 16'+ clear heights, 14' tall drive-in doors, and some suites offer private dock access, all within a secure, fenced perimeter with electric gated entry.

Whether you are a service industry, clean manufacturing, light distribution or needing a heavy office finish with a light warehouse requirement, this facility provides the scalable, cost-effective footprint necessary to remain competitive in Oklahoma's rapidly expanding industrial landscape.



## HIGHLIGHTS

Building	2 New Construction Buildings
- North Building	Up to 23,711± SF
- South Building	Up to 23,622± SF
Unit Size	3,307± SF
Delivery Date	Q3 2026
Clear Height	16'±
Dock High Doors	Four in North Building
Drive In Doors	12' x 14' Doors
Condition	Shell with Tenant Allowance
Asking Rate	\$12.00/NNN
Term	5+ Years



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property description  
& details

# property description

Currently under construction, these buildings are scheduled to be delivered in Q3 of 2026. They will be offered in shell condition with a tenant improvement allowance provided, with the amount to be dependent on tenant creditworthiness, lease term and proposed use.

## North Building - 1704 N Memorial Dr

The north building is 23,711 total SF, with suites from 3,739± SF, to the full building.

- › Hwy 11 Frontage
- › 80' Bay Depth
- › (10) 12' x 14' Drive in Doors
- › (4) 10' x 10' Dock High Doors
- › Building Signage Available
- › Custom Tenant Improvement Allowance

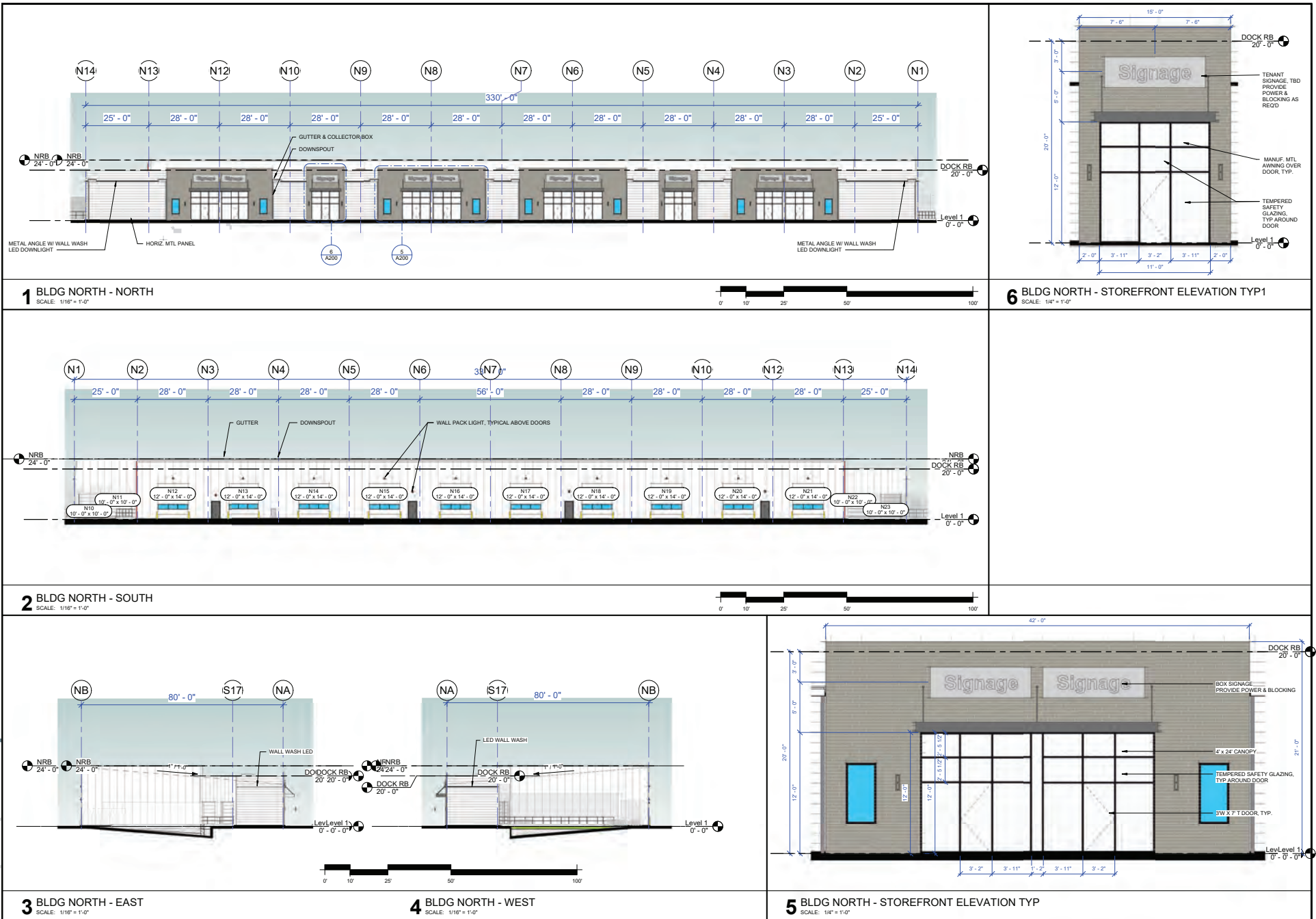
## South Building - 1700 N Memorial Dr

The south building is 23,622 total SF and is targeted for suites from 3,307± SF and up.

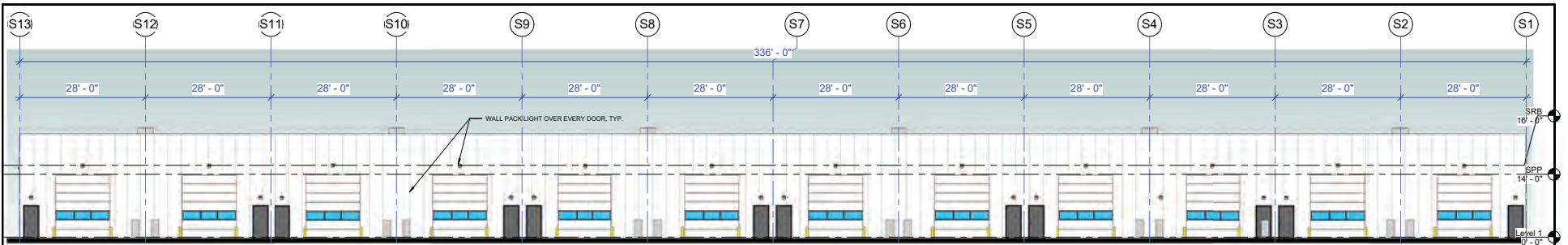
- › 70' Bay Depth
- › (12) 12' x 14' Drive in Doors
- › Building Signage Available
- › Custom Tenant Improvement Allowance



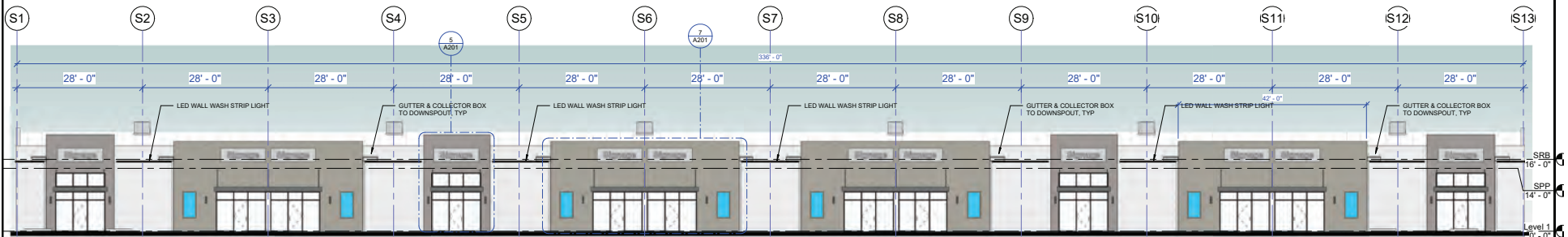
# north building rendering



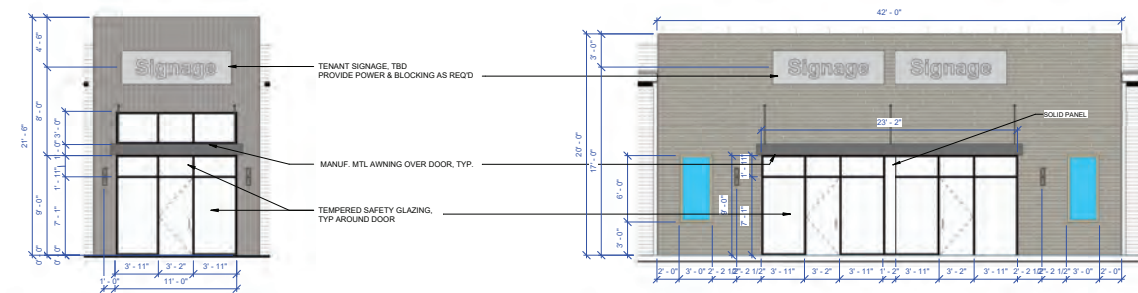
# south building rendering



**1 BLDG SOUTH - NORTH**  
SCALE: 3/32" = 1'-0"

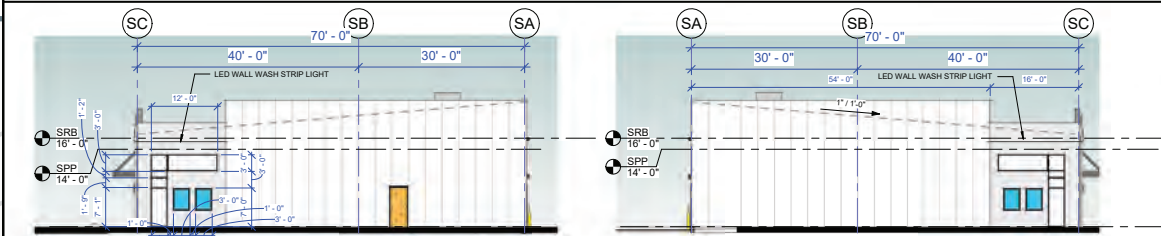


**2 BLDG SOUTH - SOUTH**  
SCALE: 3/32" = 1'-0"



**5 BLDG SOUTH - STOREFRONT ELEVATION TYP**  
SCALE: 3/16" = 1'-0"

**7 BLDG SOUTH - STOREFRONT ELEVATION TYP1**  
SCALE: 3/16" = 1'-0"



**3 BLDG SOUTH - EAST**  
SCALE: 3/32" = 1'-0"



**4 BLDG SOUTH - WEST**  
SCALE: 3/32" = 1'-0"



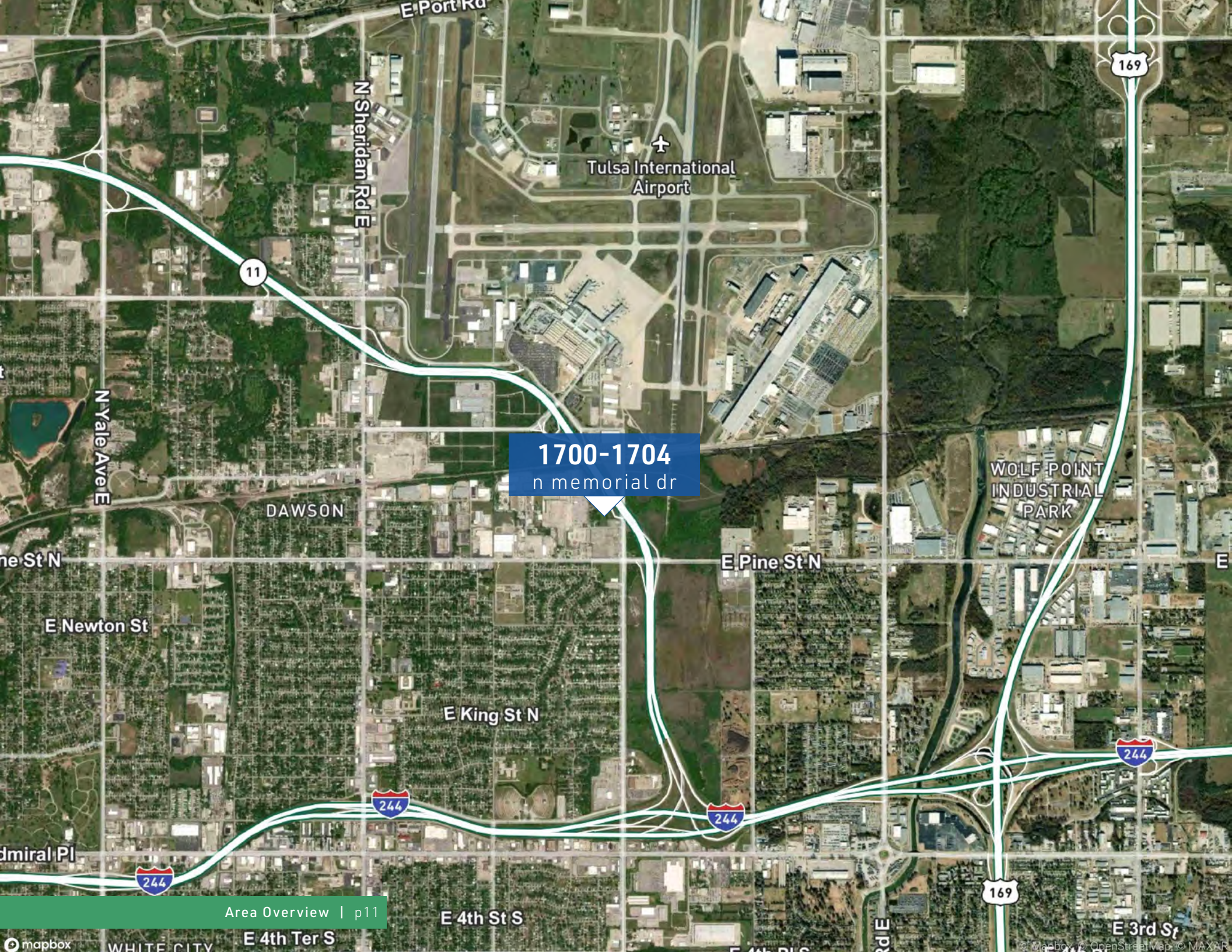
# site plan



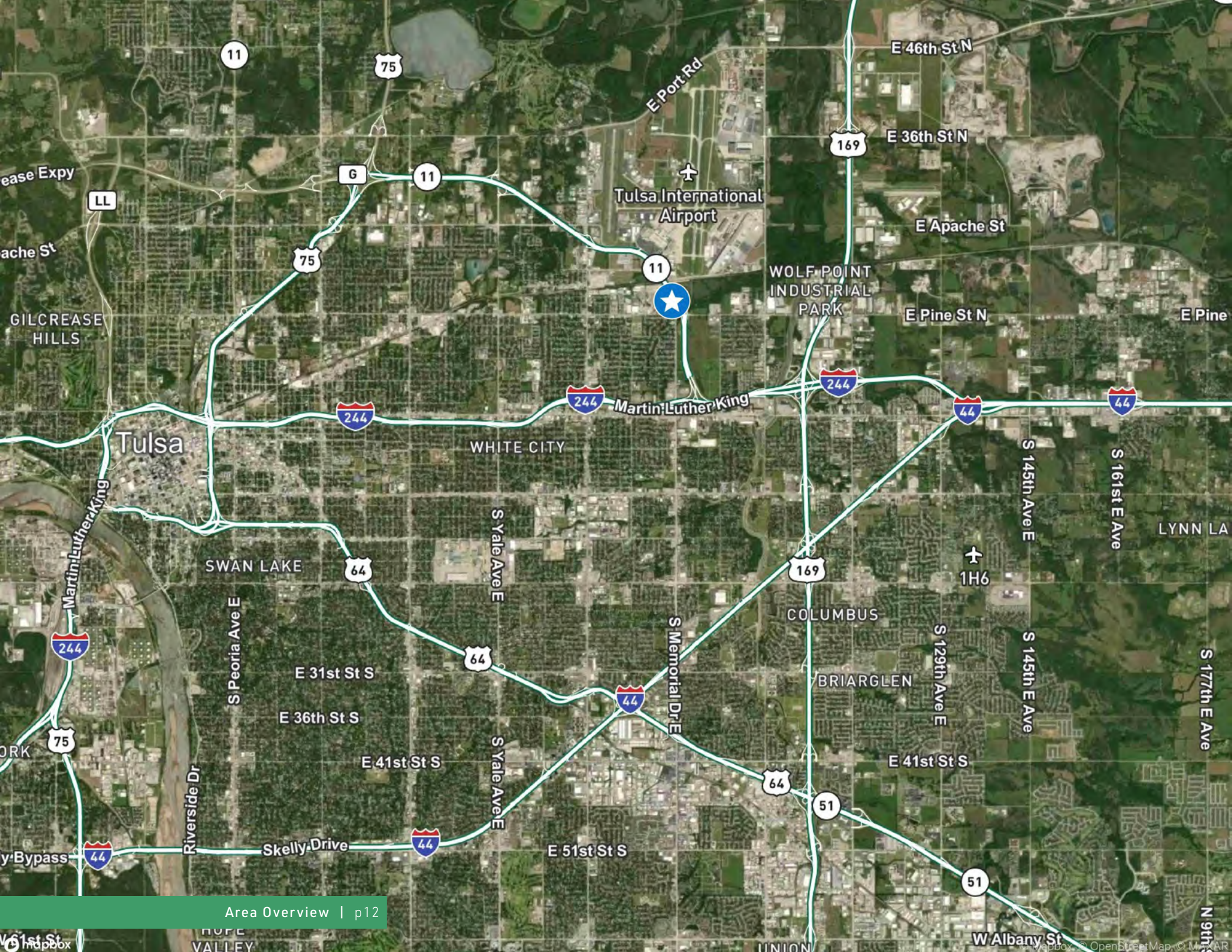


**1700-1704**  
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area  
overview



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