

Industrial Grow/Cultivation Facility Available

For Lease

1878 N 168th East Ave,
Tulsa, OK 74116

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Property Summary



Property Highlights

- Fully built-out cannabis cultivation facility
- Heavy power infrastructure (3-phase)
- Integrated HVAC & dehumidification systems
- Zoned Industrial (IM)
- ±0.77-acre site
- Ample parking and yard area

Location Description

This ±11,089 SF industrial property offers a rare opportunity to lease a fully built-out cannabis cultivation facility in South Central Tulsa. Purpose-built for cultivation, the facility features multiple segmented grow rooms (flower, veg, and dry), dedicated processing and office areas, secure access points, and integrated HVAC, ventilation, dehumidification, and irrigation systems supported by high-capacity 3-phase power. Designed for efficiency and immediate operation, the property allows users to step into a controlled environment without the time and cost of new construction. Situated on ±0.77 acres with ample parking and yard space, the site also benefits from convenient access to major transportation corridors and proximity to labor and services. Offered at \$15/SQFT

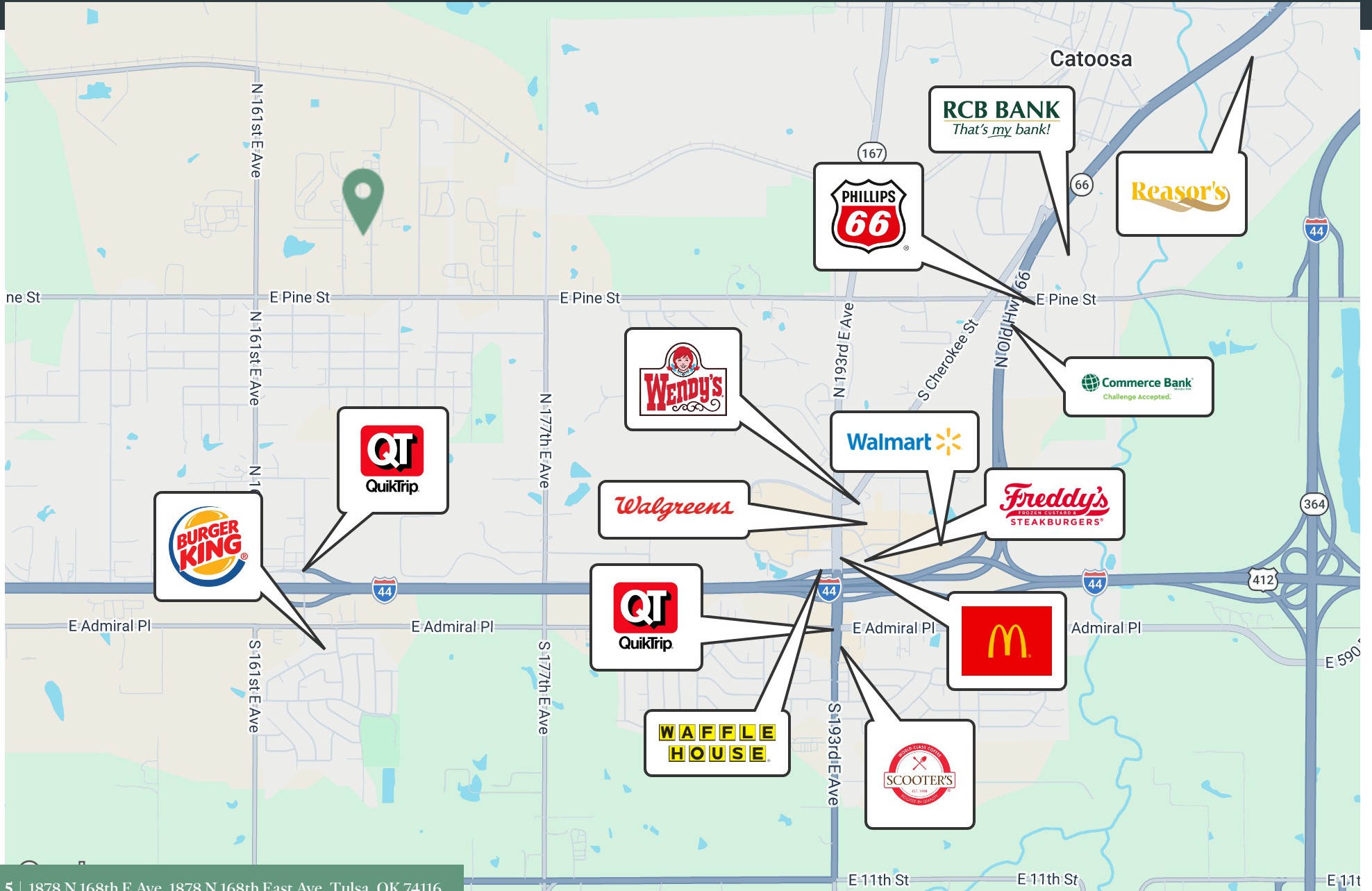
Offering Summary

Lease Rate:	\$15 SF/yr (NNN)
Available SF:	11,089 SF
Building Size:	11,089 SF

Additional Photos



Location Map

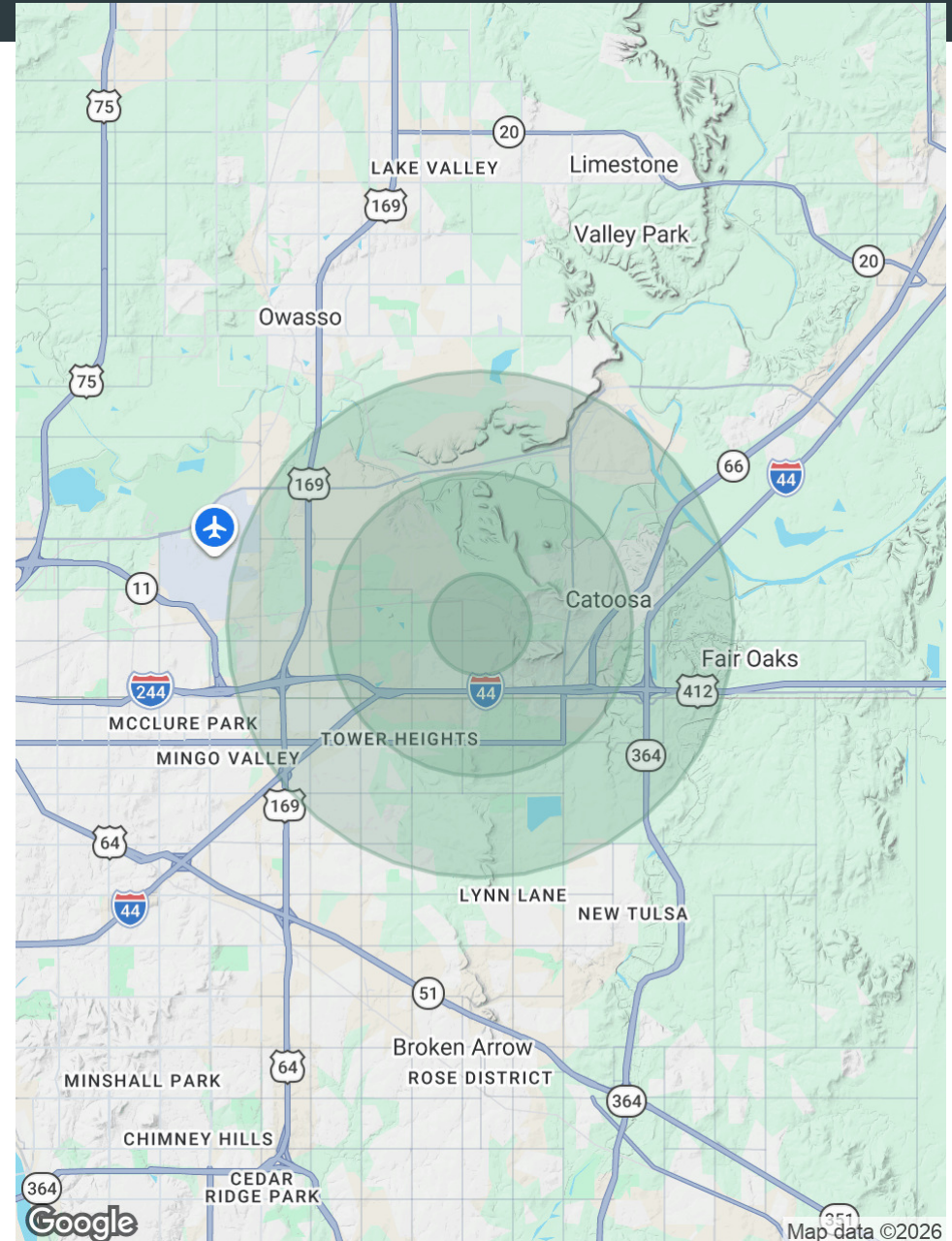


Demographics Map & Report

Population	1 Mile	3 Miles	5 Miles
Total Population	511	8,574	45,925
Average Age	43.1	38.2	33.8
Average Age (Male)	41.0	36.2	33.3
Average Age (Female)	44.2	39.9	34.6

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	173	3,253	16,516
# of Persons per HH	3.0	2.6	2.8
Average HH Income	\$104,782	\$82,573	\$74,141
Average House Value	\$200,546	\$171,226	\$169,641

2023 American Community Survey (ACS)



Contact

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