

**CROSSTOWN/  OFFICE/WAREHOUSE SPACES WITH YARD
FOR LEASE**



126 N. GARNETT, TULSA, OK

SIZES

- 6,000-19,000 SF Available Space Options
 - Building B: 6,000-9,000 SF
 - Building C:
 - 10,000 SF Office/Warehouse
 - 1,532 SF Storage Bldg (optional)
 - 10,000 SF ± Gated storage yard (optional)
 - Buildings B/C: 19,000 SF Office/Warehouse (See Site Plan)

FEATURES

- 4-Building Office/Warehouse Complex
- Insulated warehouse spaces with liner panels
- Clear heights from 15'-18'
- 12'x12' & 14'x14' Grade Level OH doors
- LED Lighting
- 120/240V 3 phase electrical
- New asphalted circle drive/concrete aprons
- Long standing local construction company ownership
- Immediate proximity/access to I-244, US 169 and Tulsa International Airport
- Popular Northeast Industrial "Crosstown Interchange" Market



The information contained herein is believed to be accurate but is not guaranteed as to accuracy and may change or be updated without notice.

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126 N Garnett - Site Plan

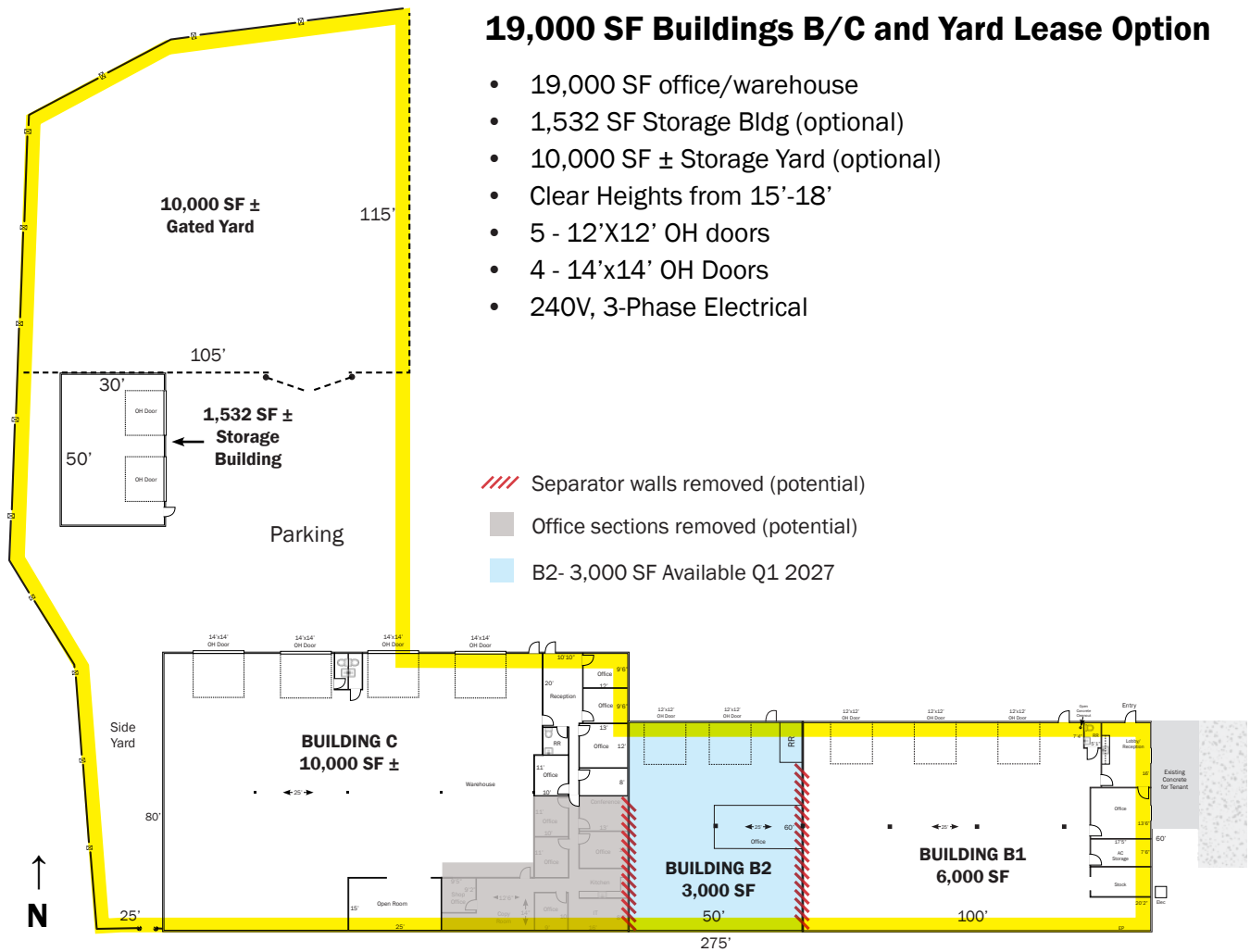


Aerial



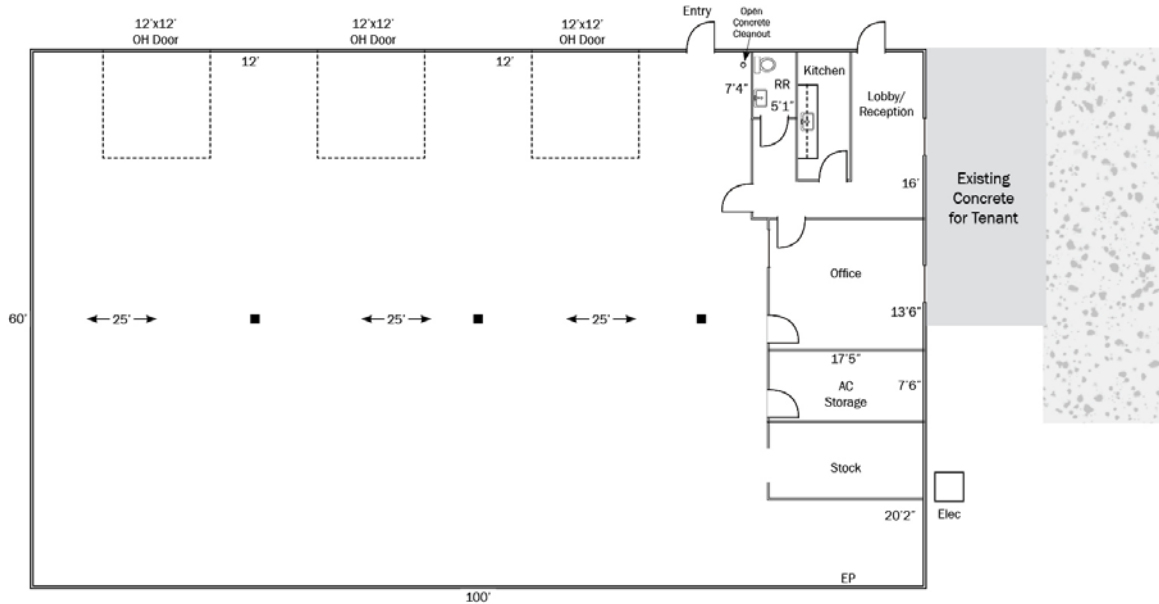
19,000 SF Buildings B/C and Yard Lease Option

- 19,000 SF office/warehouse
- 1,532 SF Storage Bldg (optional)
- 10,000 SF ± Storage Yard (optional)
- Clear Heights from 15'-18'
- 5 - 12'X12' OH doors
- 4 - 14'x14' OH Doors
- 240V, 3-Phase Electrical



Building B - Unit B-1

- 3,000-6,000 SF office/warehouse
- Insulated/Liner Paneled
- Clear Heights to 16'
- 3 - 12'X12' OH doors
- Newly remodeled Office, Restroom, Kitchen
- Small side concrete drive/loading



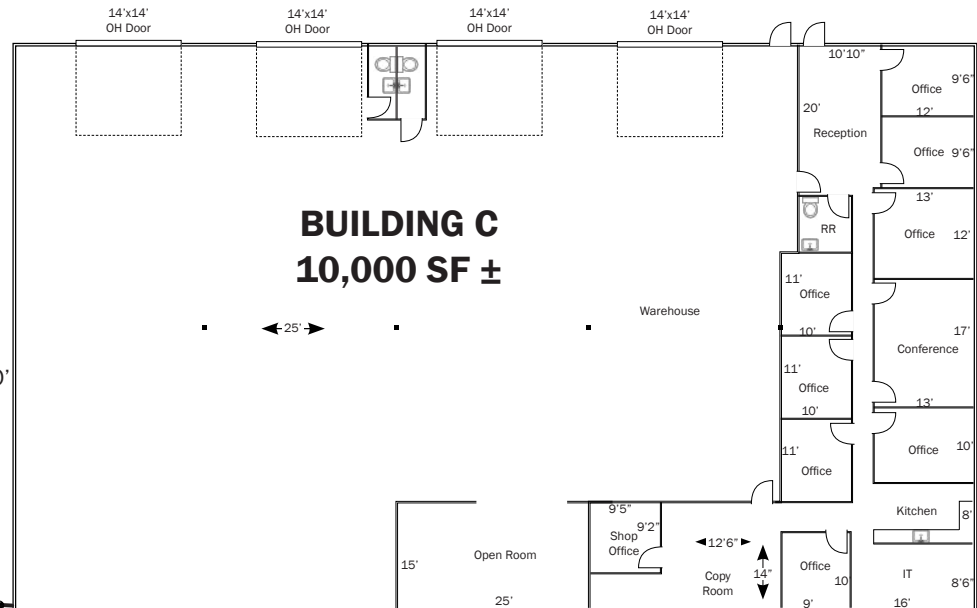
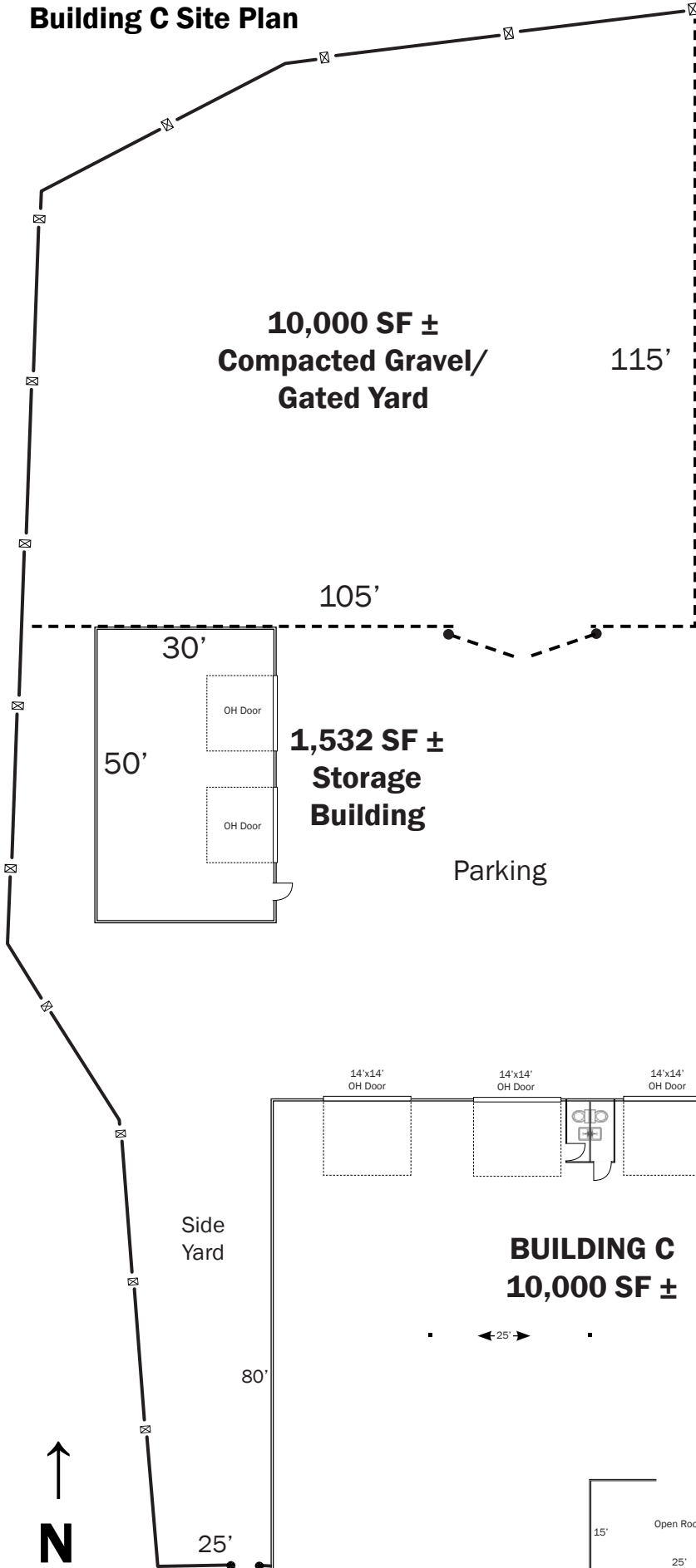
Building C - 10,000 SF Office/Warehouse

- 1,350 SF ± Offices
- 8,650 SF ± Warehouse
- 4 - 14'X14' OH Doors
- Clear heights from 15' - 18'
- 120/240V 3 phase electrical
- 2 Shop restrooms
- Additional small side storage yard
- New dock loading conversion potential



Optional: 1,532 SF Storage Bldg & 10,000 SF ± Gated storage yard can be made available in 60 days; see Site Plan on next page.

Building C Site Plan



*Dimensions are approximate