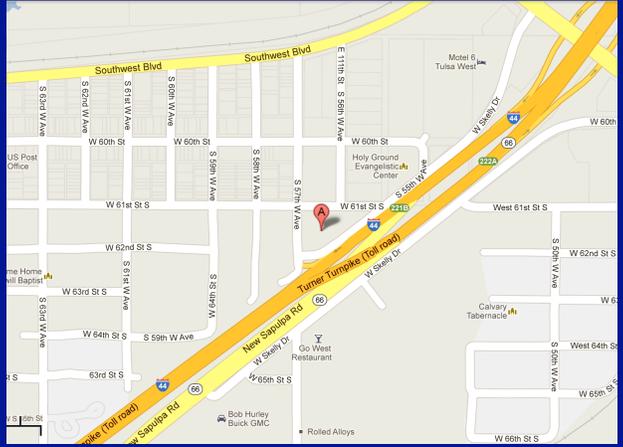


# Crane Served Manufacturing Building with Large Fenced Yard for Lease



6145 S. 57th W. Ave.  
Tulsa, OK 74131

**FOR LEASE**

# 6145 S. 57th W. Ave.



**Disclaimer:** Mike Coulter, Ryan Coulter and Coulter Partners, LLC dba Coulter REALTORS dba Coulter and Associates REALTORS has not verified any information and makes no guarantee, warranty, or representation in regards to the the information it has provided you either orally or in writing. It is your responsibility to verify all information by conducting a careful independent investigation. Mike Coulter, Ryan Coulter and Coulter Partners, LLC dba Coulter REALTORS dba Coulter and Associates REALTORS are not experts regarding the condition of the Property. No representations, warranties, or guarantees regarding the condition of the Property, or environmental hazards including but not limited to the existence of lead based paint, are expressed or implied.



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# Building Summary

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**Buildings:** 21,290 s.f. +/-

9600 s.f. (60' width X 160' height) manufacturing building with 30' ceiling height and 10 ton crane running span and length of building with a rail height height of 20'. There are three overhead doors . One of the doors is 18 ' X 18 '. There is a dock high door of 19'W X 17'H.

3100 s.f. of office that includes a reception, 3 executive offices, kitchen, two restrooms, a conference room, and a service center.

2690 s.f. of warehouse where raw material can be stored to serve manufacturing space.

1,850 s.f. of storage warehouse formerly a paint booth.

1,360 s.f. of storage warehouse formerly a blast booth.

2,690 of storage warehouse with four bays with overhead doors.

**Yard:** 2.09 Acres Stabilized with a Security Fence.

**Power:** 3 Phase, 480 V, 600 Amp

**Zoned:** I-2 (General Industrial District)

**Location:** Located right off West 57th Exit on I-44. Great visibility from highway.

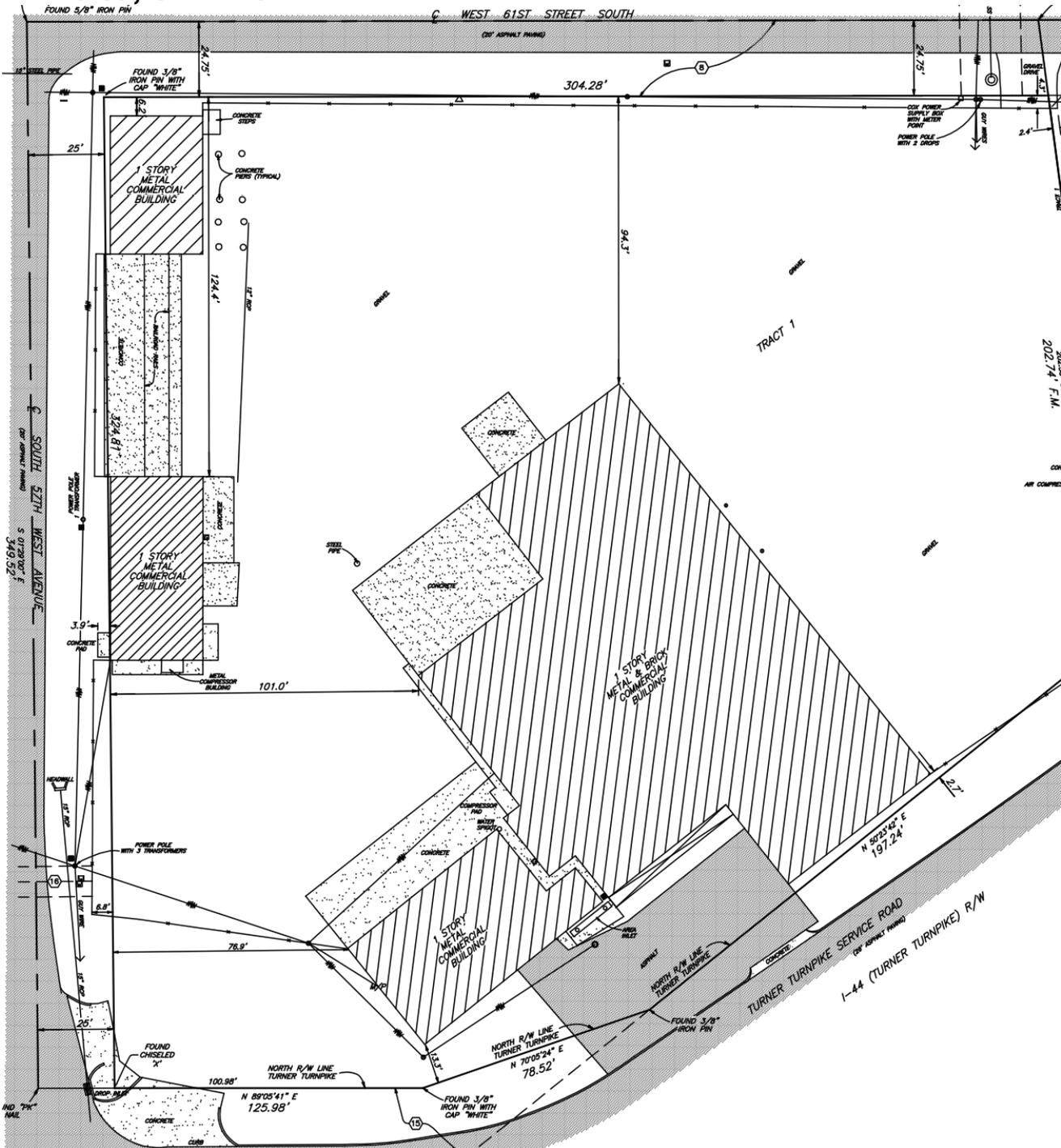


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# Building Layout

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