

PECAN VALLEY BUSINESS CENTER

1329-1351 N GARNETT RD
TULSA, OK 74128

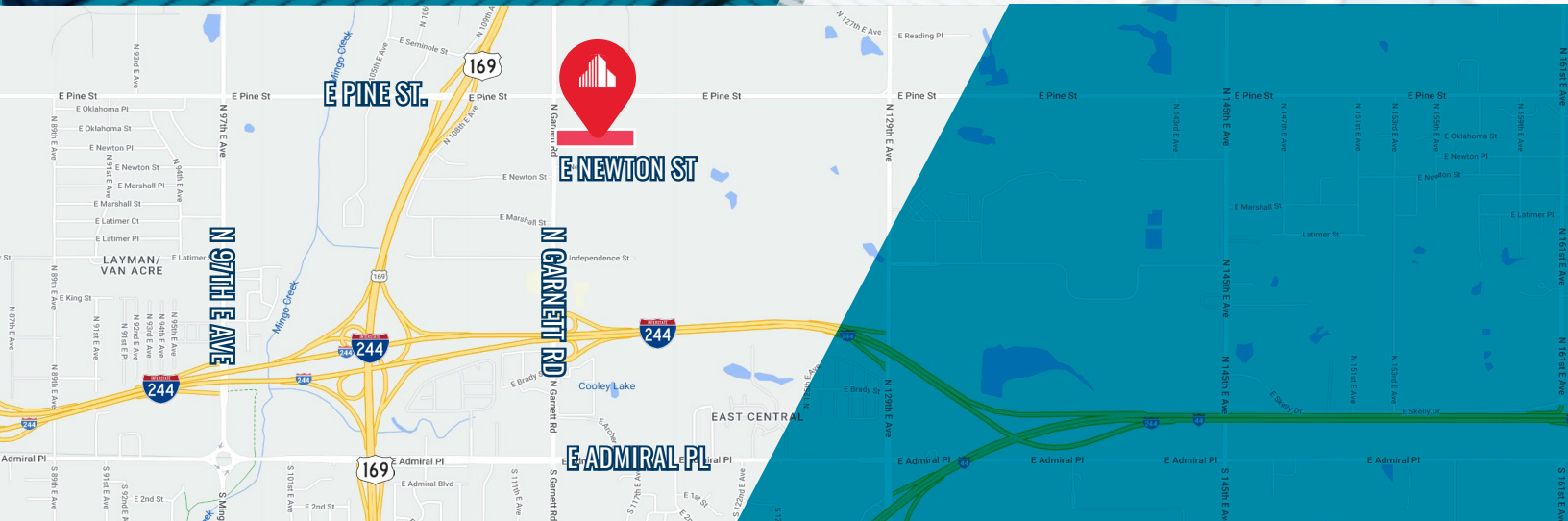
± 40,100 SF / ± 9.56 ACRES



CUSHMAN &
WAKEFIELD

COMMERCIAL
OKLAHOMA

FOR SALE OR LEASE



PROPERTY HIGHLIGHTS

- **TOTAL SF** ± 40,100 SF
 - BUILDING 1: ± 27,600 SF
 - BUILDING 2: ± 12,500 SF
- **PROPERTY SIZE:** ± 9.56 Acres
 - 4 LOTS: ± 1.0 AC EACH
 - 2 LOTS: ± .052 AC EACH
- **SALES PRICE:** **\$4,800,000**



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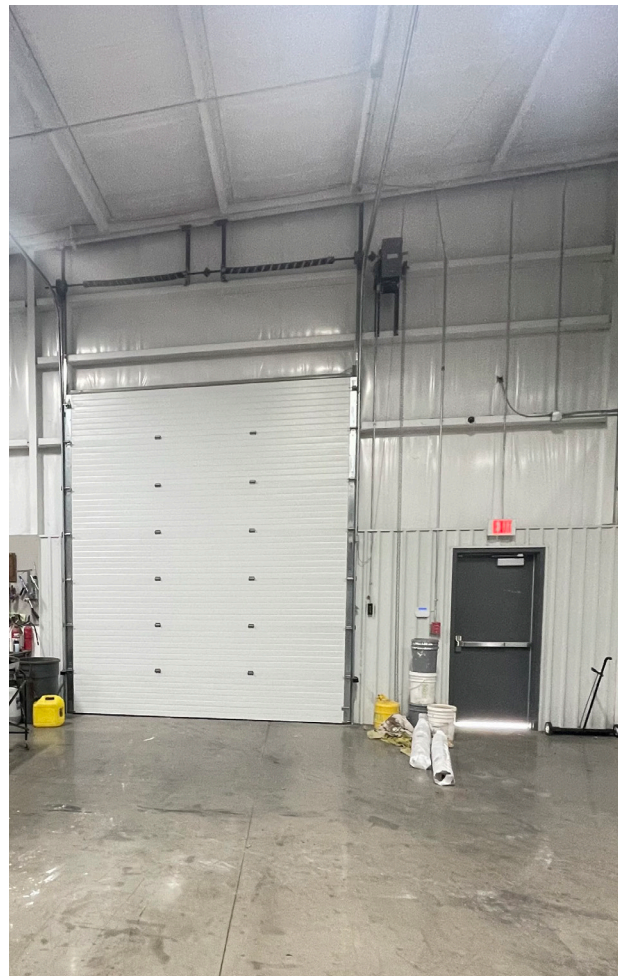


PROPERTY HIGHLIGHTS - 1325

BUILDING SIZE:	± 12,500 SF
OFFICE:	± 5,630 SF
WAREHOUSE:	± 6,870 SF
LOT SIZE:	±9.56 AC
LEASE RATE:	\$12.50/SF (NNN)
CEILING HEIGHT:	20'
DRIVE INS:	(2) 12'x12'
PARKING:	0.72/1,000 (9)

AMENITIES - 1325

- MONUMENT SIGNAGE
- (11) PRIVATE OFFICES
- RECEPTION AREA
- GLASS WALLED CONFERENCE ROOM
- WORK ROOM
- BREAK ROOM
- FEMA RATED TORNADO SHELTER/SERVER ROOM
- FENCED INTERIOR SUPPLY AREA
- FENCED YARD WITH AUTOMATIC GATE



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**PROPERTY
PHOTOS - 1325**



**SALE
PRICE:**
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PROPERTY HIGHLIGHTS - 1339

BUILDING SIZE:	± 27,500 SF
SPACE AVAILABLE:	± 13,800 SF **
LEASE RATE:	\$7.50/SF (NNN)
LOT SIZE:	± 9.56 AC
CEILING HEIGHT:	20'
DOCKS:	(2) INTERNAL
DRIVE INS:	(2) 12'x14'
OFFICES:	(2)
HC RESTROOMS:	(2)
PARKING:	1.01/1,000 (28)
FRONTAGE:	Garnett Rd

****LONG TERM LEASE WITH
SHERWIN-WILLIAMS (12,600SF)**

AMENITIES - 1339

- MONUMENT SIGNAGE
- STORAGE SPACE
- AIR CONDITIONING



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**SHOVEL READY
AVAILABLE LOTS**



**BROKER
CONTACT**

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