

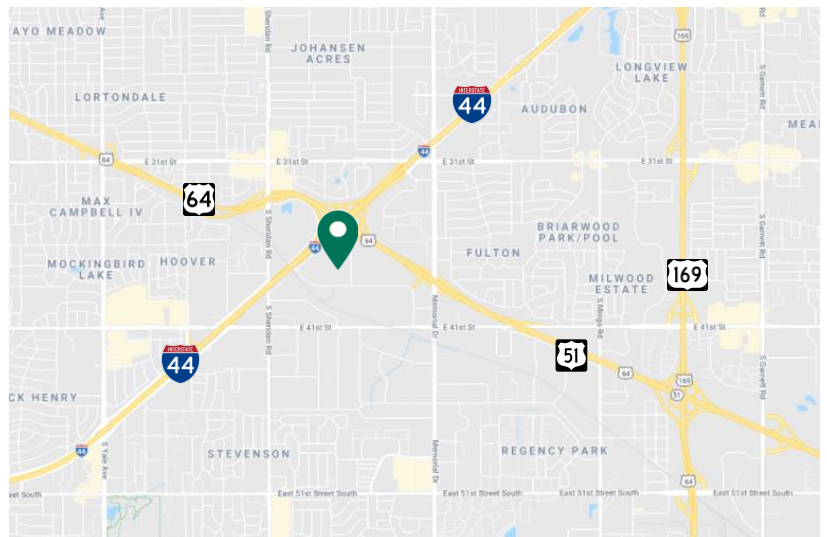


PROPERTY OVERVIEW

Space Center is a 495,000± SF warehouse and distribution property centrally located with visibility/exposure and excellent access to Interstate 44 and Highway 51/Broken Arrow Expressway. The property includes three 165,000 SF buildings with an interior shared truck court between Space Center I and II. New Institutional ownership has provided for recent capital improvements and a strong commitment to maintain this classic Tulsa industrial property.

PROPERTY HIGHLIGHTS

- 7,500 – 135,000± SF Available
- New Roof, Exterior Paint, Asphalt
- Fully Sprinklered
- Dock High & Grade Level Doors
- Zoned IL
- 18' – 20' Under Roof Joist
- 25' x 150' Bays
- Exterior Signage
- New Institutional Ownership
- New Management & Leasing



SPACE CENTER

7001-7287 East 38th Street, Tulsa, OK 74145

15,000-45,000± SF Available

7,500-56,250± SF Available

7,500-63,750± SF Available

BUILDING III

7001 E 38th St.

BUILDING II

7101 E 38th St.

BUILDING I

7201 E 38th St.

| | |
|------|-----------|
| 7087 | |
| 7085 | |
| 7083 | 15,000 SF |
| 7081 | |
| 7079 | |
| 7077 | |
| 7075 | |
| 7073 | |
| 7071 | |
| 7069 | 26,250 SF |
| 7067 | |
| 7065 | |
| 7063 | |
| 7061 | |
| 7059 | |
| 7057 | 18,750 SF |
| 7055 | |
| 7053 | |
| 7051 | |
| 7049 | |
| 7047 | |
| 7045 | |
| 7043 | |
| 7041 | |
| 7039 | |
| 7037 | |
| 7035 | |
| 7033 | |
| 7031 | |
| 7029 | |
| 7027 | |
| 7025 | |
| 7023 | |
| 7021 | |
| 7019 | |
| 7017 | |
| 7015 | |
| 7013 | |
| 7011 | |
| 7009 | |
| 7007 | |
| 7005 | |
| 7003 | |
| 7001 | |

| | |
|------|-----------|
| 7188 | |
| 7186 | |
| 7184 | |
| 7182 | |
| 7180 | |
| 7178 | |
| 7176 | 7,500 SF |
| 7174 | |
| 7172 | |
| 7170 | |
| 7168 | 22,500 SF |
| 7166 | |
| 7164 | |
| 7162 | |
| 7160 | 7,500 SF |
| 7158 | |
| 7156 | 7,500 SF |
| 7154 | |
| 7152 | |
| 7150 | |
| 7148 | |
| 7146 | |
| 7144 | |
| 7142 | |
| 7140 | |
| 7138 | 15,000 SF |
| 7136 | |
| 7134 | |
| 7132 | |
| 7130 | |
| 7128 | 18,750 SF |
| 7126 | |
| 7124 | |
| 7122 | |
| 7120 | |
| 7118 | 22,500 SF |
| 7116 | |
| 7114 | |
| 7112 | |
| 7110 | |
| 7108 | |
| 7106 | |
| 7104 | |
| 7102 | |

| | |
|------|-------------|
| 7287 | |
| 7285 | |
| 7283 | |
| 7281 | |
| 7279 | |
| 7277 | |
| 7275 | |
| 7273 | |
| 7271 | |
| 7269 | |
| 7267 | |
| 7265 | 30,000 SF |
| 7263 | |
| 7261 | |
| 7259 | |
| 7257 | |
| 7255 | |
| 7253 | |
| 7251 | |
| 7249 | |
| 7247 | 37,500 SF |
| 7245 | Avail 8/21 |
| 7243 | |
| 7241 | |
| 7239 | |
| 7237 | |
| 7235 | 7,500 SF |
| 7233 | |
| 7231 | |
| 7229 | |
| 7227 | 18,750 SF |
| 7225 | Avail. 4/21 |
| 7223 | |
| 7221 | |
| 7219 | 7,500 SF |
| 7217 | |
| 7215 | |
| 7213 | |
| 7211 | |
| 7209 | 30,000 SF |
| 7207 | |
| 7205 | |
| 7203 | |
| 7201 | |

Available Space

Each rectangle is equal to 3,750± SF



TANDA FRANCIS
918.394.1000
tfrancis@priceedwards.com
priceedwards.com

JOSHUA LOVE
918.394.1000
jlove@priceedwards.com
priceedwards.com

PRICE EDWARDS AND CO.

The information contained herein is from sources deemed reliable. No representation is made to the accuracy herein. Photos herein are the property of their respective owners and use of them without express written consent of the owner is prohibited.