

FOR LEASE

CRANED MANUFACTURING / WAREHOUSE / STORAGE SPACE

640 W. 41st Street | Tulsa, OK 74107

- **42,123 ± SF Total Building Space**
- **480v, 3 Phase, 1200 AMP Service**
- **1 ± Acre Yard Area**
- **2 ± Acres also available**
- **Extra Warehouse & Office space available**
- **Industrial Medium (IM) Zoning**
- **Easy access to all major highways**



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PROPERTY FEATURES

- **42,123 ± SF TOTAL BUILDING AREA**

- 37,350 ± SF Shop Building
- 4,773 ± SF Freestanding Office Building

- **Bay #1**

- (3) 2-Ton Overhead Cranes
- Hook Height: 19'
- Craneway Width: 26'
- Bay Width: 28'
- (1) 20' x 15' Drive-In Door
- (1) 14' x 16' Drive-In Door

- **Bay #2**

- (3) 15-Ton Overhead Cranes
- (3) 1-Ton Jib Cranes
- Hook Height: 19'
- Craneway Width: 47'
- Bay Width: 50'
- (2) 18' x 20' Drive-In Doors

- **Bay #3**

- (3) 2-Ton Overhead Cranes
- Hook Height: 20'
- Craneway Width: 26'
- Bay Width: 50'
- (1) 14' x 16' Drive-In Door
- (1) 15' x 15' Drive-In Door

- **Bay #4**

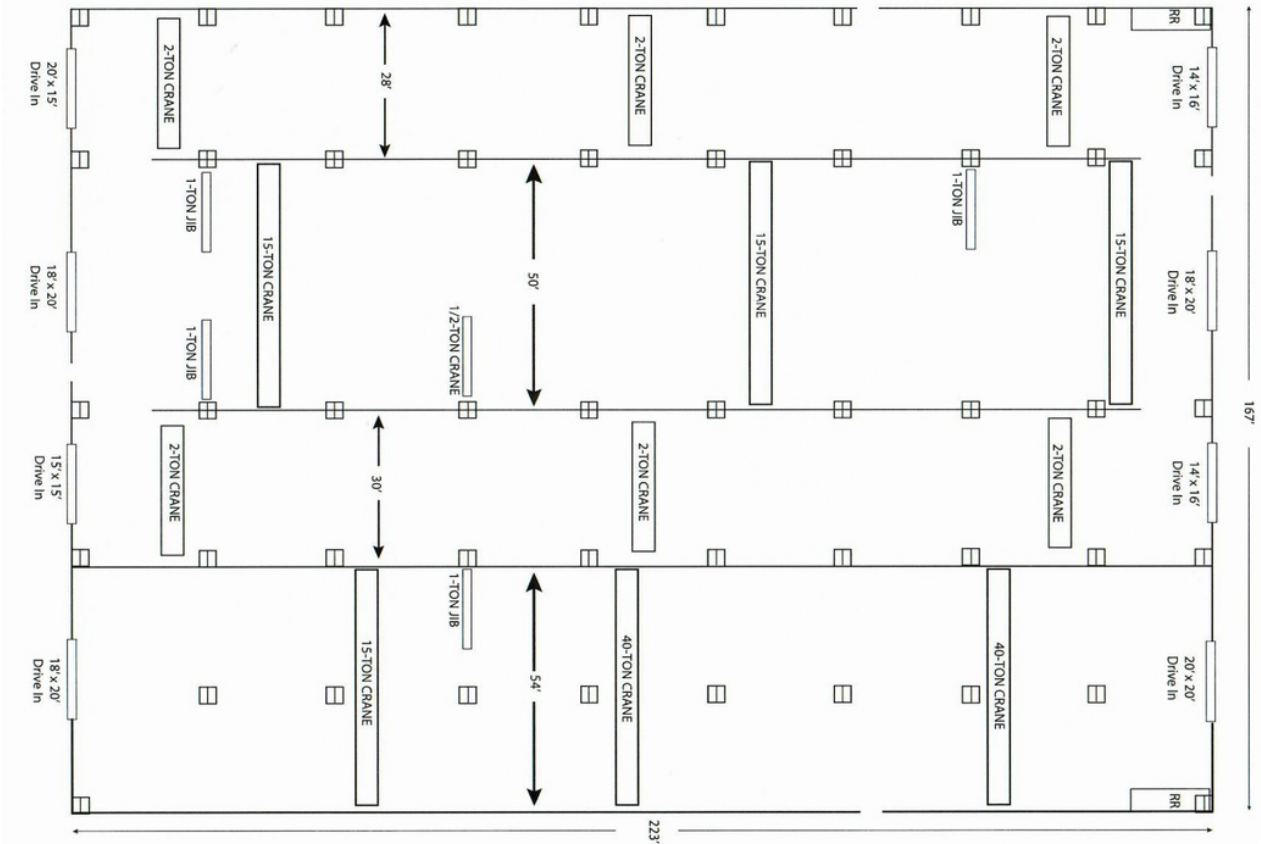
- (1) 15-Ton Overhead Crane
- (2) 40-Ton Overhead Cranes
- (1) 1-Ton Jib Crane
- Hook Height: 21'
- Craneway Width: 26'
- Bay Width: 54'
- (1) 20' x 20' Drive-In Door
- (1) 18' x 20' Drive-In Door

PROPERTY PHOTOS

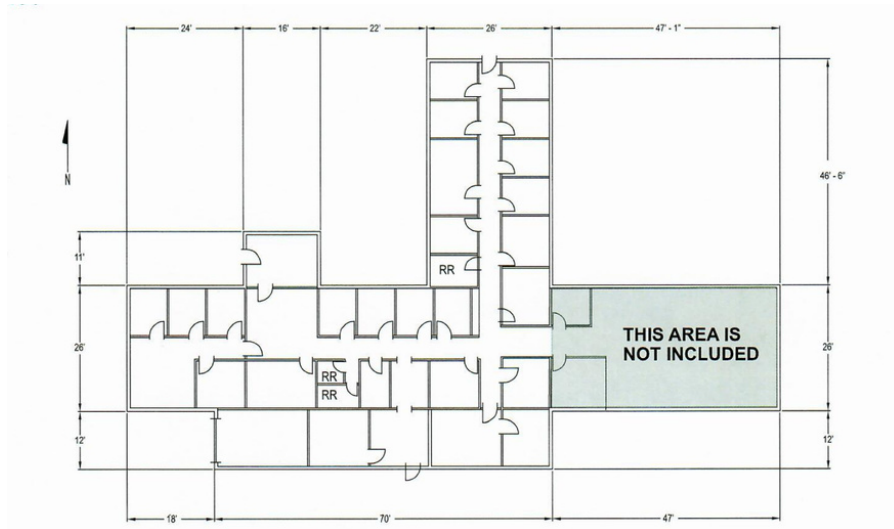


PROPERTY FLOOR PLANS

WAREHOUSE SPACE



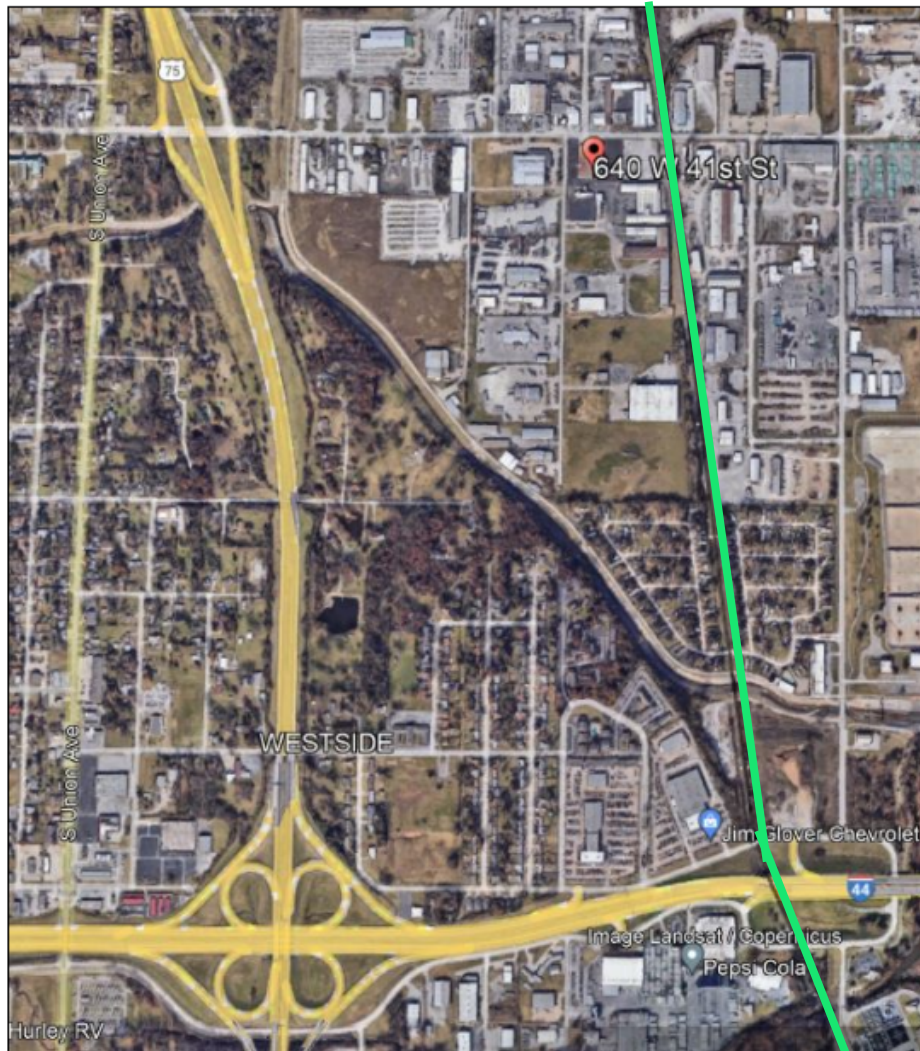
OFFICE SPACE



DRAWINGS NOT TO SCALE

TRAVEL TRIFECTA

for distribution



Yellow = Highways
Green = Railroad

- North, South, East and West access to major highways.
- Railway spur next to property.
- 22 miles to The Port of Catoosa for international shipping distribution.