

FOR LEASE

# INDUSTRIAL BUILDING

989 Fort Gibson Road Catoosa, Oklahoma



## Property Information

### Building Size

- 12,624 Total Square Feet
- \* 924 Square Feet Office
- \* 11,700 Manufacturing Building

### Site Size

- 2.20 Acres
- \* 24,766 SF Fenced Yard

### Zoning

- Industrial Medium

### Features

- Located in the Tulsa Port of Catoosa with access to navigational waterway & rail
- Overhead rail crane, 2 - 5 ton crane hoists on a 10 ton rail spanning length of building = 200' length X 53'.5 width with 16' hook height.
- Drive-In Doors
  - \* 3 - 14'w X 16'h
  - \* 1 - 12'w X 12'h
  - \* 1 - 12'w X 14'h
  - \* 1 - 10'w X 10'h
- 24' Clear Height



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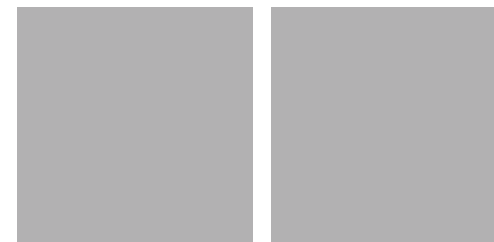
## EXCLUSIVE OFFERING

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**NAI** Commercial  
Properties

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Contact information

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## Location

Located in Tulsa's Port of Catoosa this building is convenient to all forms of transportation. The Port opens doors for your business to deliver products large or small to clients worldwide connecting via land, air or water.

## Tulsa Port of Catoosa

The Tulsa Port of Catoosa is one of the largest, most inland river-ports in the United States! Located at the head of the McClellan-Kerr Arkansas River Navigation System in Northeast Oklahoma, the Tulsa Port of Catoosa offers year round, ice-free barge service with river flow levels controlled by the U.S. Army Corps of Engineers. And with worldwide access capabilities, your products can travel easily and efficiently from America's heartland to the rest of the globe.

Public and private terminals serve grain, dry bulk, break-bulk and bulk liquids. Large volumes are no problem as the port sends and receives 2.2 million tons of cargo each year.



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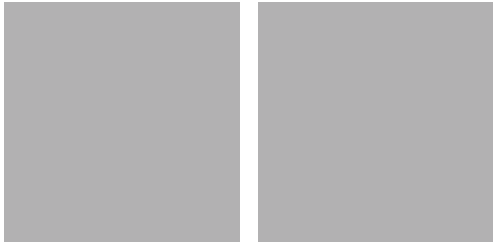
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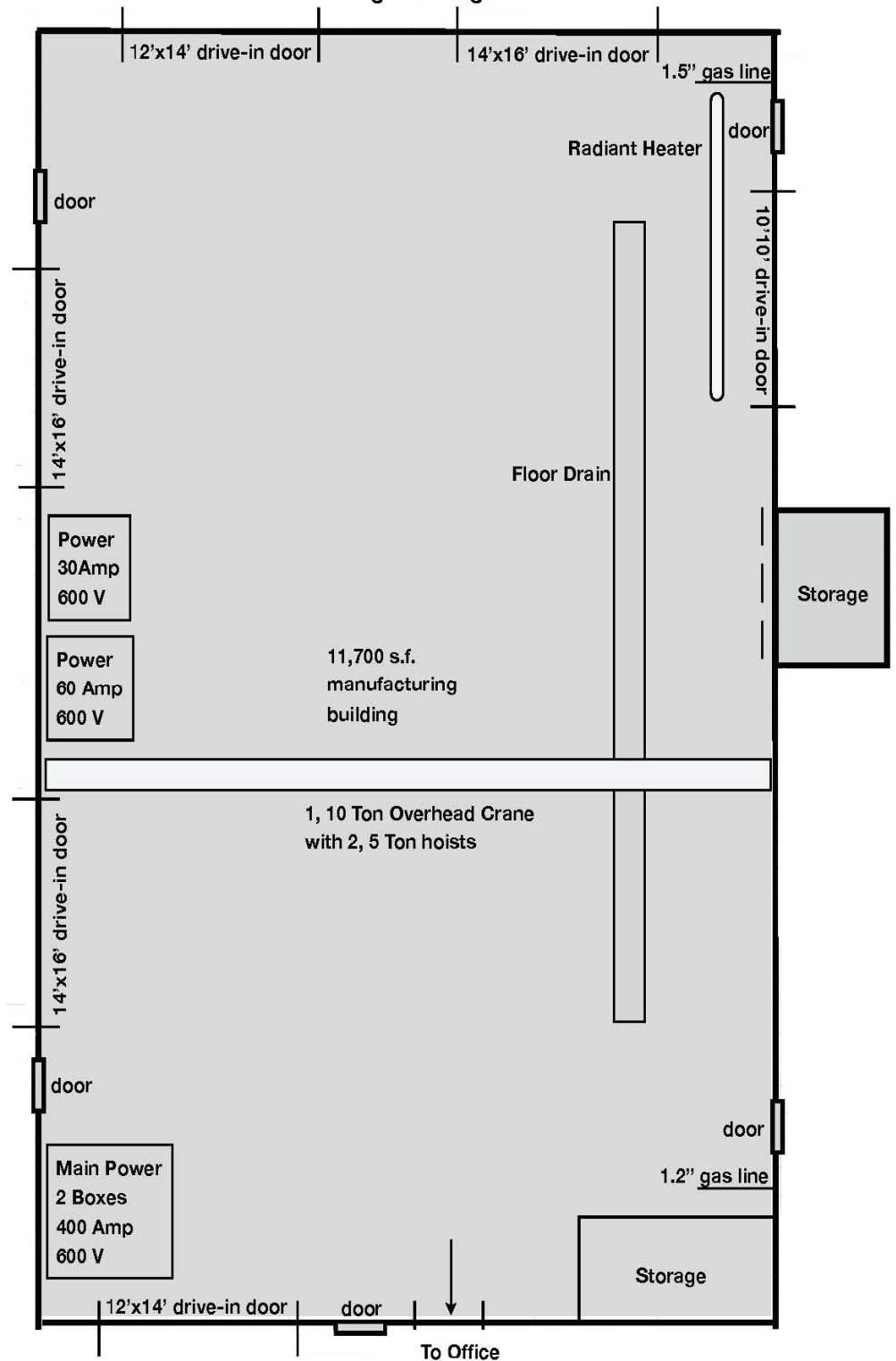
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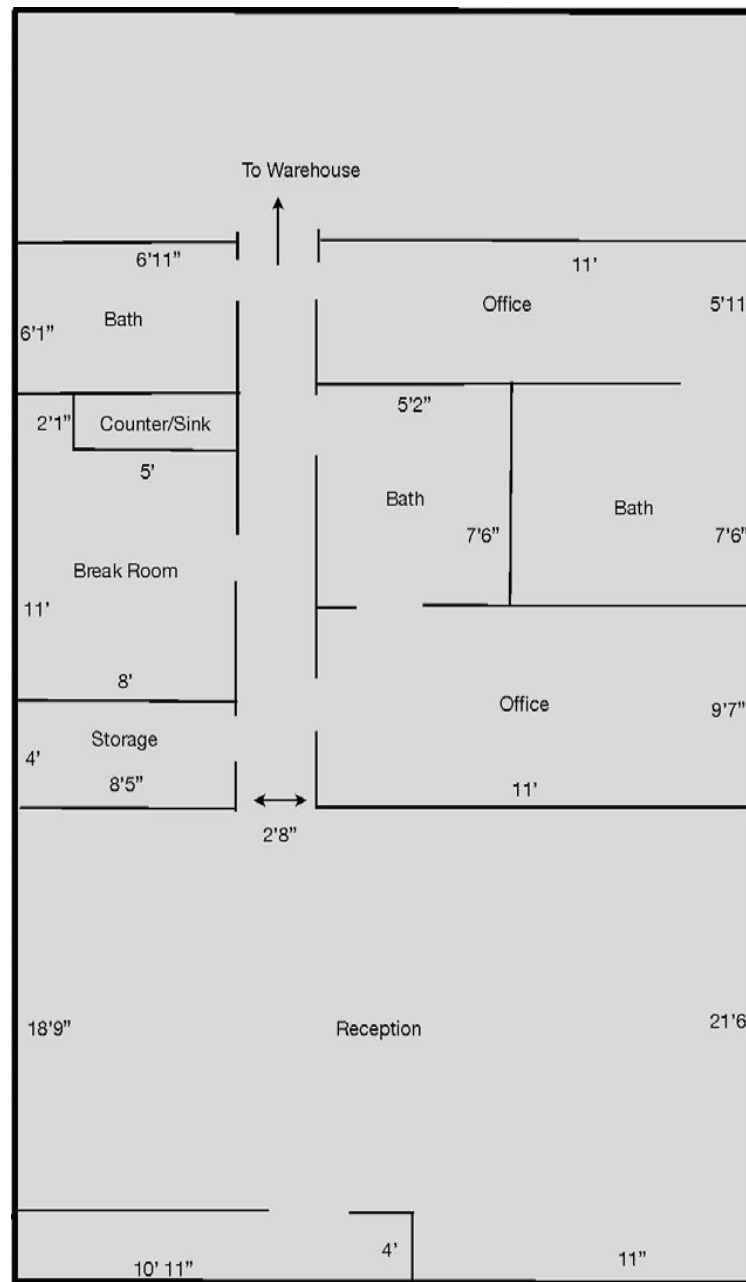
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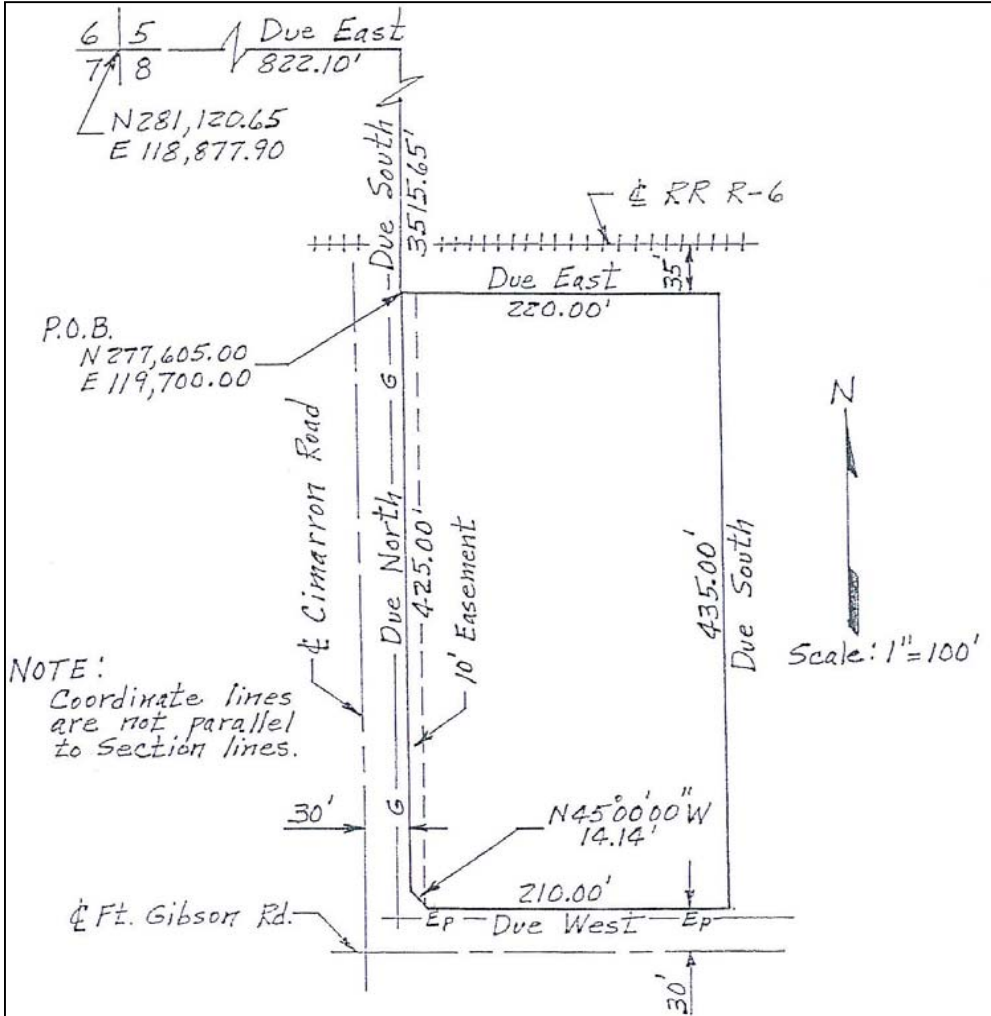
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## THE CITY OF TULSA

Today, T-Town stands for Technology Town. The city is looking to the future. The rusting pipelines Tulsa pioneers built to take their black gold across the country now carry fiber-optic cable and transport data to fuel the Information Age. Recent city improvement and new event facilities, like the downtown events center designed by world-renowned architect Cesar Pelli, have created excitement and clearly show that Tulsa's pioneering spirit is still very strong.

As you travel around the city we think you'll be impressed by our graceful, tree-lined neighborhoods. It's fun to drive through the historic areas and look at the vintage oil barons' mansions—and dream of what it would be like to live there. Enjoy our clean air and beautiful city on River Parks Trail, or get wild at the Tulsa Zoo, recent winner of the "Zoo Tycoon 2" America's Favorite Zoo contest. Hug a tree at the Oxley Nature Center or follow local tradition and kiss your sweetheart on the bridge at Woodward Park.

Wherever you go in Tulsa, we hope your visit is special. We do take kindly to strangers here, and people don't stay strangers for long.



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