



CITY OF
Tulsa
A New Kind of Energy™

COMMERCIAL Industrial

For
LEASE

Air Force Plant #3, Bldgs 006 / 007, Tulsa, OK

LOCATED on the Air Force Plant #3 site next to Tulsa Int'l Airport

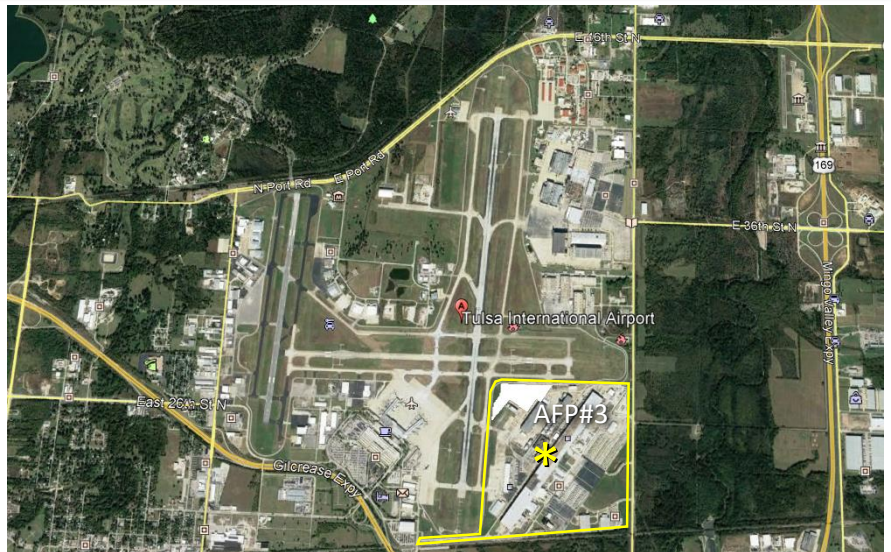
Airport: 0.0 mi
Port: Catoosa 12.1 mi
Railroad: .1 mi

Building 006

Year Built: 1940s
Space: 2 floors
Size: 56,266 sf m/l
Term: 3 years
Rate: \$3.50/sf/yr
Space Use: Industrial
Condition: Average
Available: 90-120 days
Property Type: Industrial
Property Sub-type: Manufacturing
Rentable Building Area: 56,266 sf m/l

Building 007

Year built: 1940s
Space: 1 floor w/ 50' vaulted ceiling and mezzanine, control office
Size: 29,750 sf m/l
Term: 3 years
Rate: \$4.00/sf/yr
Space Use: Industrial
Condition: Average
Available: 90-120 days
Property Type: Industrial
Property Sub-type: Manufacturing
Rentable Building Area: 29,750 sf m/l



(Information provided is believed to be accurate. Pictures / graphics are for illustrative purposes only and may not be to scale.)

Property Type: Industrial

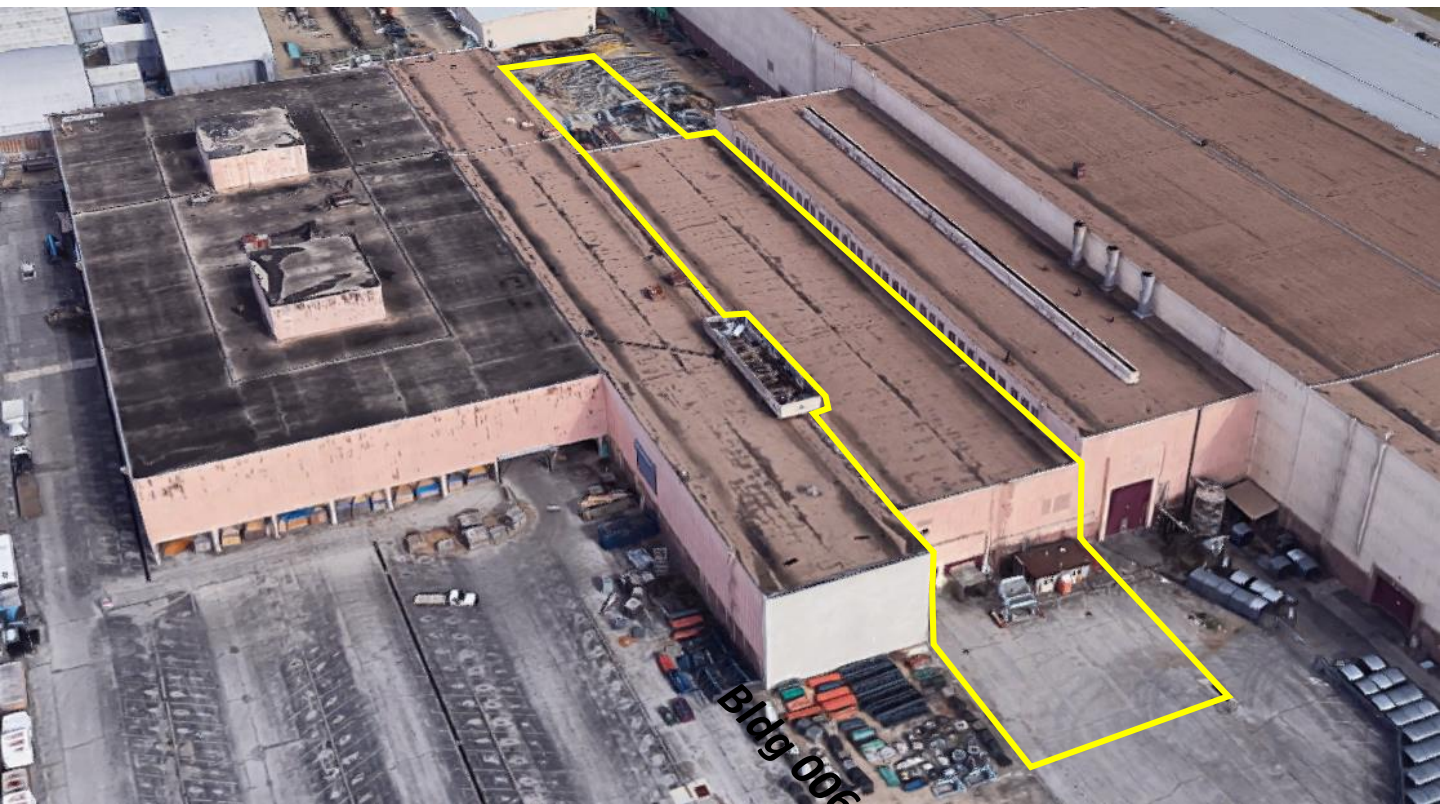
Warehouse / Fabrication

Asset Management - (918) 596 – 9866

<https://www.cityoftulsa.org/realestate>

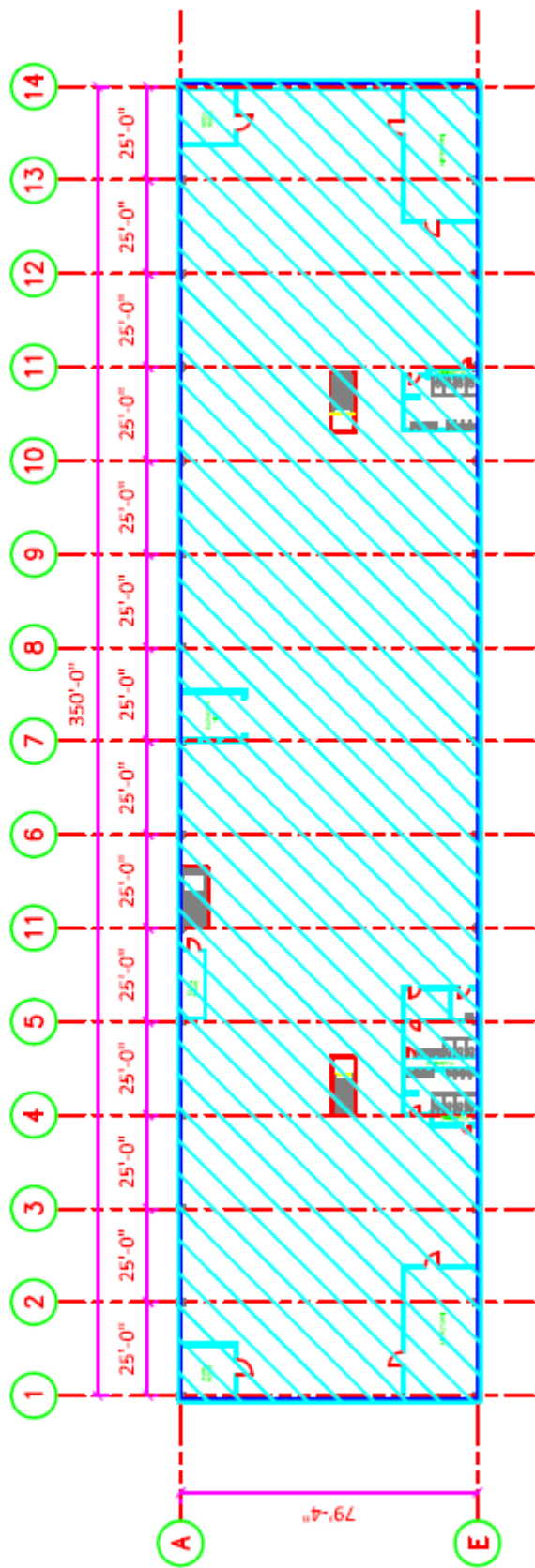
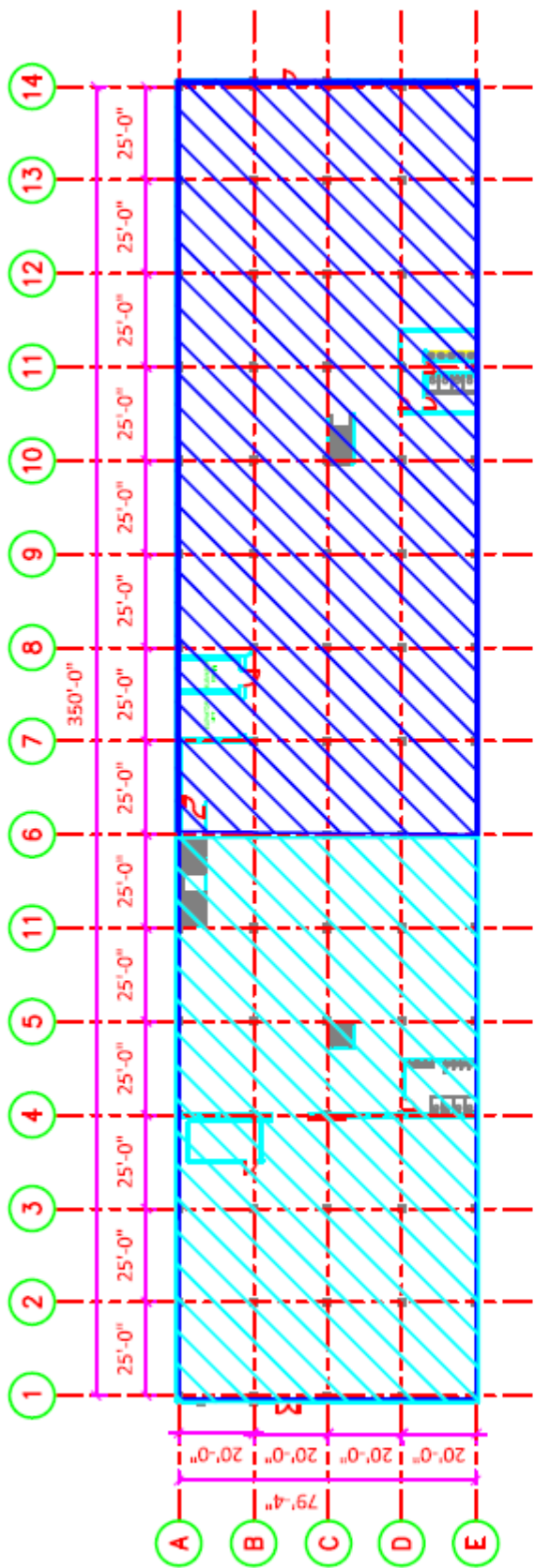
RACEBO@CITYOFTULSA.ORG

Building 006



- 56,266 SF
- Built approximately in 1940s
- Overall site originally utilized to manufacture bombers.
- Located adjacent to the Tulsa International Airport.
- Prior lessee used building for storage of aviation parts.
- Large freight elevator capability – currently inoperable but obtaining bids to repair.
- Outside area to north (14K SF m/l) available for staging.
- Bathrooms facilities are located on both floors but condition is unknown.
- Currently undergoing bidding to abate presence of asbestos containing materials (ACM)
 - ACM to be abated includes: 1. 2,800 LF Pipe Insulation 2. 550 Pipe fittings 3. 11,000 sf Fan and HVAC insulation 4. 2 Fire Doors

Building 006



Building 006



Building 006



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Building 006



Building 006



Building 006

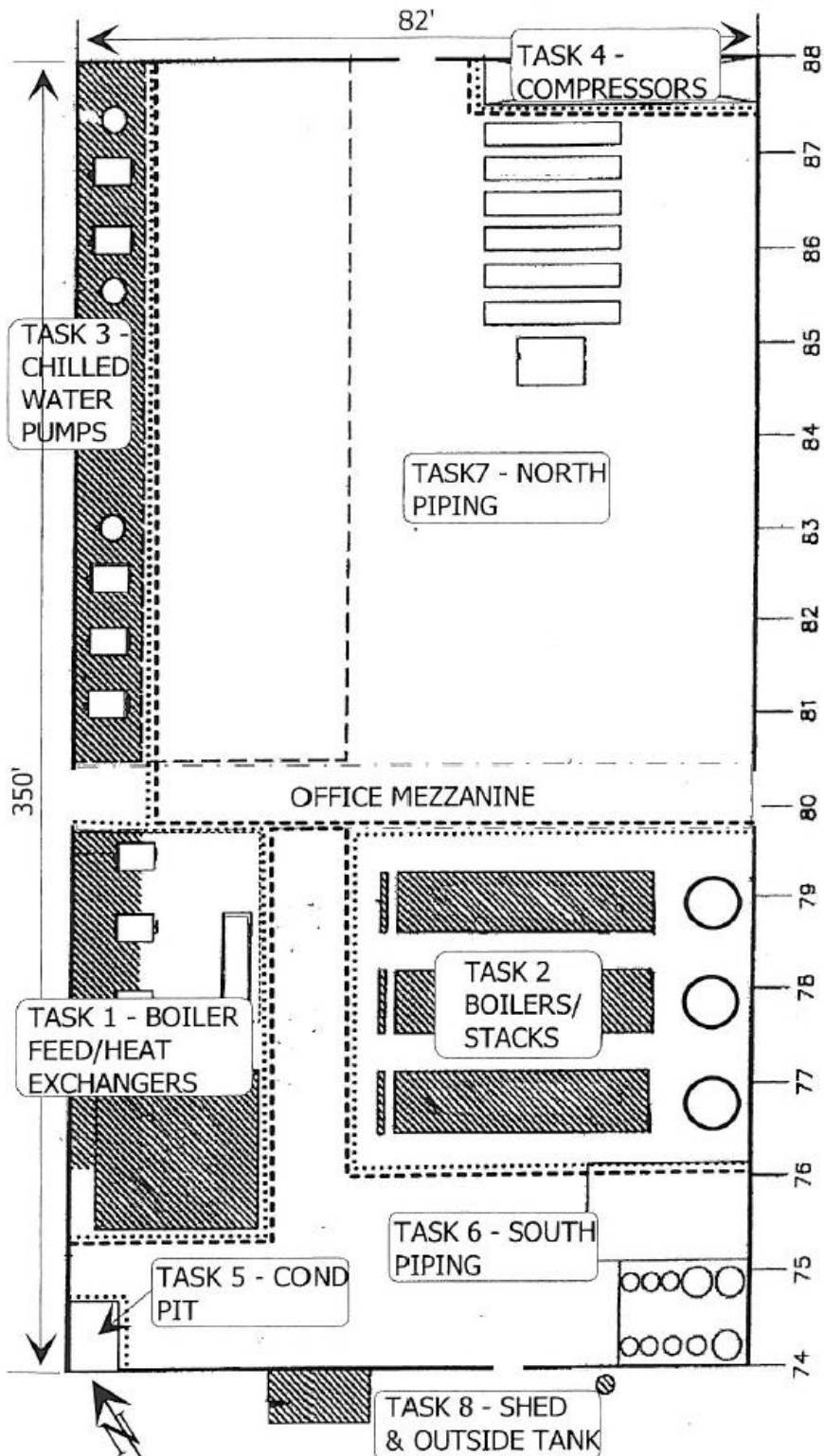


Building 007



- 29,750 SF
- Built approximately in 1940s
- High ceiling and mezzanine.
- Building originally a “boiler house” that housed boilers and chillers for AFP#3 facilities. Boilers and piping remain but inoperable.
- Control room located on second floor mezzanine.
- Leased “as is” with identified presence of Asbestos Containing Material (ACM):
 - White fibrous duct, pipe, joint, tank jacket, boiler jacket insulation (+)
 - Consists of 18,500 linear feet of piping (4” – 24”) insulation, 3,500 joints (4” – 24”) and 66,350 square feet (6” thick) of boiler jacket insulation, described as white fibrous. This insulation material, found in the boiler room interior is in overall good condition with some localized physical damage. A couple of trash bags full of friable white fibrous insulation was observed on the catwalks above the boilers.
 - Brown fibrous (cardboard like) pipe insulation (+ inconsistent)
 - Consists of 1,800 linear feet of pipe insulation described as brown fibrous cardboard type. Several of the Galsom samples identified this material as positive. A verification sample collected by A & M Engineering showed the material to be negative. Since the Galsom samples were more numerous with a consistent positive reading, it is assumed the material is most likely positive. This insulation material found in the boiler room interior is in overall fair condition with some damage.
 - Roof tar/felt/gravel (Assume +)
 - Consists of 33,000 square feet of roofing materials which are in good condition and require no immediate response.
 - The assumed positive roofing materials are in relatively good condition.
 - Recommendations:
 - The majority of positive piping, joints, tank jackets and boiler jackets are in overall fair to good condition with some localized damage in need of repair. Considering the relatively good condition of these materials they can either be repaired and managed in place or removed as soon as possible. The total amount of insulation materials in need of repair consists of 13,220 linear feet of pipe insulation and 193 joints.
 - Lessee shall develop and provide their own management plan as part of renovation.

Building 007



AFP-3 BUILDING 7

SKETCH 1

Building 007



Building 007



Building 007



Building 007



Building 007



