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■ Facilities Leasing Brochure 2013

Louisville Complex Facilities for Lease

Hemphill, LLC is pleased to offer manufacturing and warehouse space for lease.

Plant #2 - 1305 North Louisville Ave, Tulsa, OK 74115

175,000 SF (+/-) or will subdivide

Approximately 90,000 SF of manufacturing space with thirteen overhead bridge cranes. 480' bays and 20' doors.

Both dock height and drive through doors. TI-5 lights throughout.

Fully insulated with climate control capability.

A detailed overview is attached.

Plant #3 - 1355 North Louisville Ave, Tulsa, OK 74115

60,000 SF (+/-) or will subdivide

Over 600' of 62' span 40 ton capacity runways with approximately 24' hook height.

TI-5 lighting installed throughout.

A detailed overview is attached.

Warehouse #1 - 2505 E King Street, Tulsa, OK 74115

27,600 SF (+/-) or will subdivide

This space could be utilized for light manufacturing.

Two warehouses with a dock in between.

Each side has climate controlled office/restroom space.

TI-5 lights throughout.

Will subdivide into approximately 12,000 SF and 15,000 SF.

A detailed overview is attached.

FOR LEASE

Manufacturing – Warehouse/Distribution Facilities

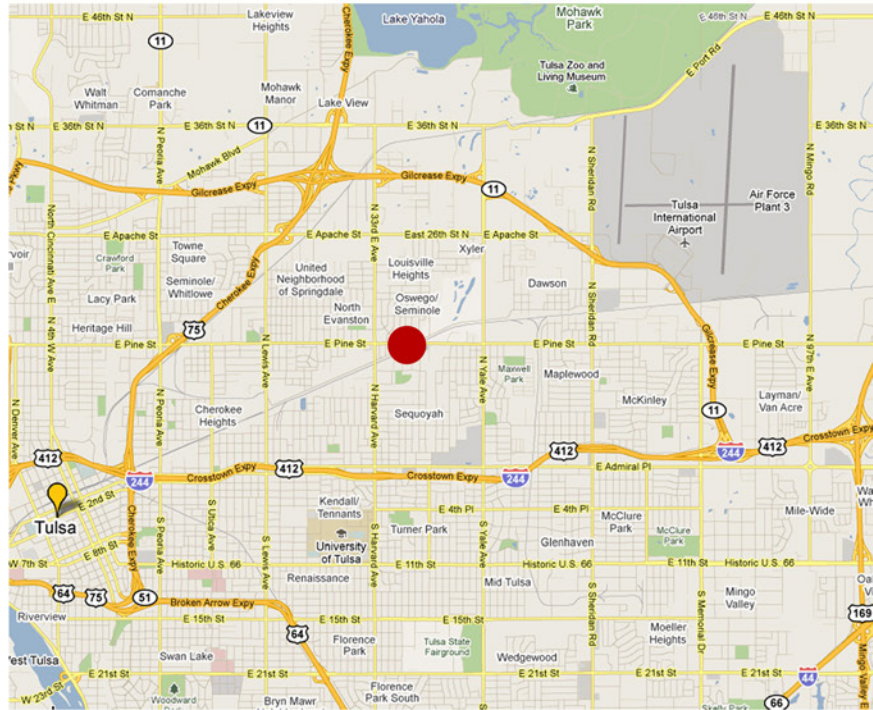


Plant No. 2
1305 N. Louisville Ave
Tulsa, OK 74115

Building Size: 175,000 sf (+/-)
Crane Capacity: 20 Tons
Tract Size: 10 ac (+/-)

Plant No. 3
1355 N. Louisville Ave
Tulsa, OK 74115

Building Size: 70,000 sf (+/-)
Crane Capacity: 40 Ton
Tract Size: 5 ac(+/-)



Location Map including Downtown Tulsa and Tulsa International Airport

contact john hemphill
918.834.2200
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PLANT NO. 2

20 Ton Crane Capacity

Manufacturing – Warehouse/Distribution Facility

Will Subdivide



Property Overview

Property Name:	Plant No. 2	Floor:	8" Reinforced Concrete
Cross Streets:	Pine and Harvard	Electric:	3,500 KVA
Address:	1305 N. Louisville Ave. Tulsa, OK 74115	Lighting:	TI-5 Lights
Built:	1961	Sprinklers:	Yes (100%)
Renovations:	1971, 1991, 2010	Climate Control:	Yes/Upgrade Required
Office Space:	Up to 30,000 sf	Roof/Sidewalls Insulated	
Roof Height:	22' Sidewall (Plant) 29' Centerline (Plant)	Compressed Air:	Piped throughout
		Zoning:	IM-Industrial Medium

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PLANT NO. 2

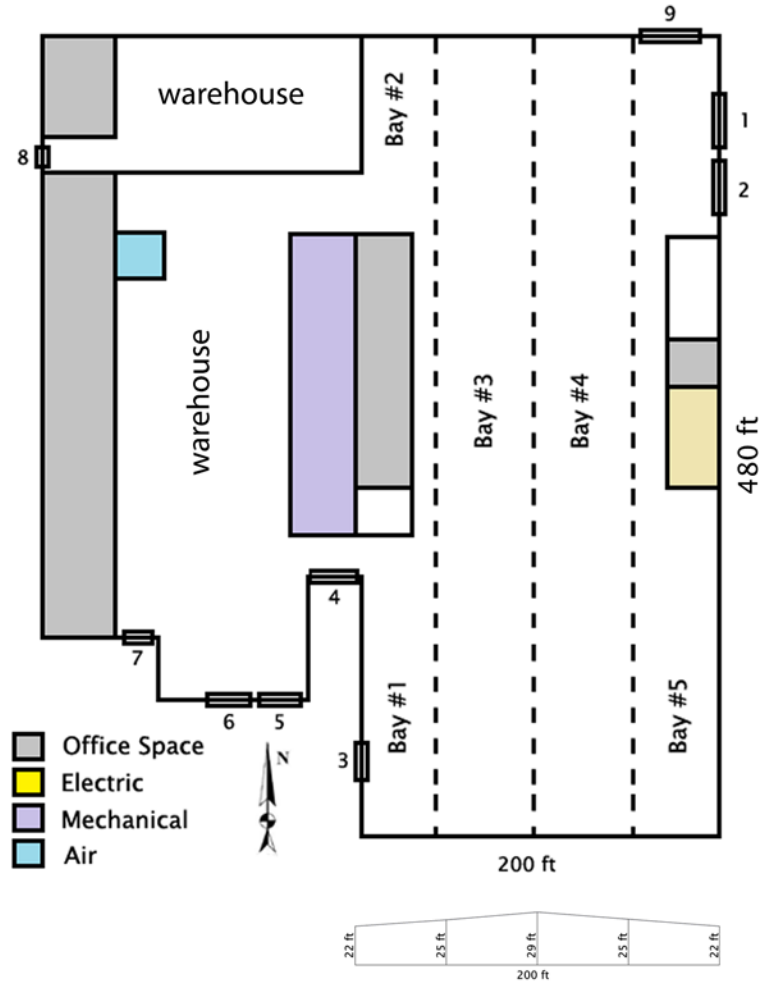
Detailed Facility Overview

Building Size

175,000 sf (+/-)
or will subdivide

Overhead Doors

Door	Type	Width	Height
OHD-1	Drive	21'8" x 20'1"	
OHD-2	Drive	21'8" x 20'1"	
OHD-3	Dock	12'0" x 10'0"	
OHD-4	Drive	12'0" x 16'0"	
OHD-5	Dock	12'0" x 10'0"	
OHD-6	Dock	12'0" x 10'0"	
OHD-7	Dock	12'0" x 10'0"	
OHD-8	Drive	12'0" x 16'0"	
OHD-9	Drive	21'8" x 20'1"	



Craned Area Detail

Note - All crane spans 47'

Bay	Length	Capacity	Hook Height	Cranes
#1	150'	5 Ton	14' (16' Max)	1ea 5 Ton 1ea 6 Ton
#2	100'	5 Ton	14' (16' Max)	1ea 5 Ton 1ea 3 Ton
#3	480'	20 Ton	14' (20' Max)	1ea 7.5 Ton 3ea 5 Ton
#4	480'	20 Ton	14' (20' Max)	1ea 7.5 Ton 2ea 5 Ton
#5	150'	5 Ton	14' (16' Max)	2ea 6 Ton

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PLANT NO. 3

40 Ton Crane Capacity

Manufacturing – Warehouse/Distribution Facility

Will Subdivide



Property Overview

Property Name:	Plant No. 3	Floor:	9" Reinforced Concrete (Plant)
Cross Streets:	Pine and Harvard		6" Reinforced Concrete (Other)
Address:	1355 N. Louisville Ave.	Electric:	480/277/3 Phase Voltage
	Tulsa, OK 74115	Lighting:	TI-5 Lights
Built:	1940's	Sprinklers:	No
Renovations:	1995, 2006, 2010, 2013	Climate Control:	No / Sidewalls Insulated
Office Space:	Up to 5,500 SF	Compressed Air:	Yes (piped partially)
Roof Height:	30' Sidewall (Plant)	Zoning:	IM-Industrial Medium
	40' Centerline (Plant Max)		

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PLANT NO. 3

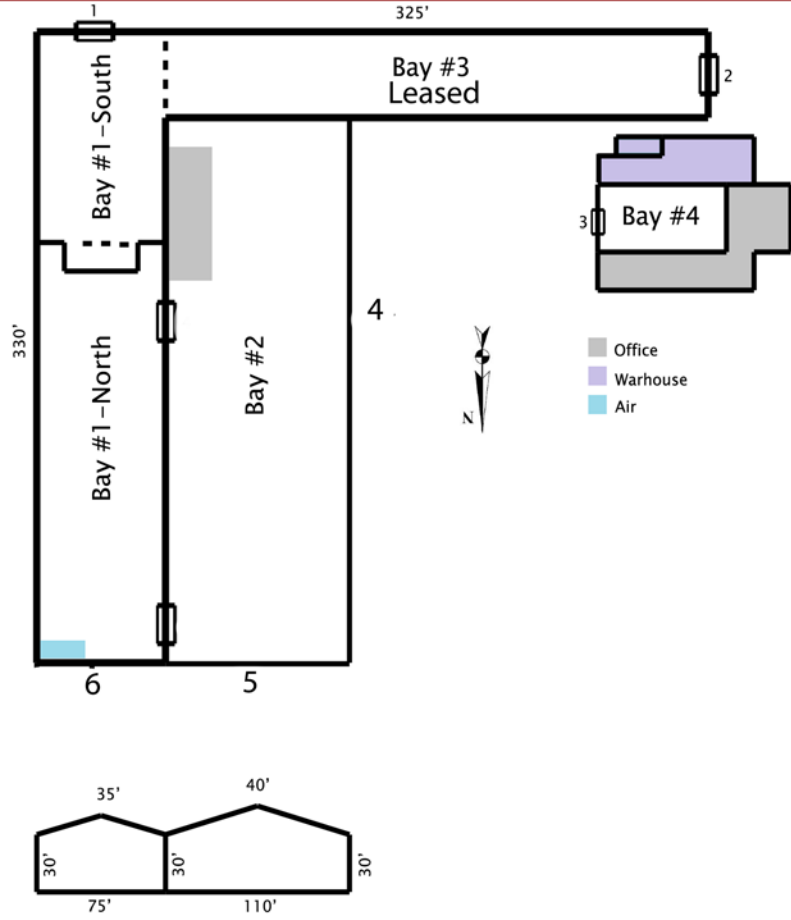
Detailed Facility Overview

Building Size

60,000 sf (+/-)
will subdivide

Overhead Doors

Door	Type	Width	Height
OHD-1	Drive	21'8" x 20'1"	
OHD-2	Drive	21'8" x 20'1"	
OHD-3	Drive	12'0" x 14'0"	
OHD-4	Drive	21'8" x 20'1"	
OHD-5	Drive	21'8" x 20'1"	
OHD-6	Drive	21'8" x 20'1"	



Craned Area Detail

*Underslung Hoist/20'6" Hook Height
** Jib Crane

Note 1- Bay #1 and #2 9" thick concrete with #9 reinforcement 1' centers
Note 2- Bay #3 and #4 6" thick reinforced concrete

Bay	Length	Capacity	Hook Height	Cranes	Span
#1 South	120' (of 330')	40 Ton	27' (Max)	See #1 North	62'
#1 North	210' (of 330')	40 Ton	24' (Max)	1 ea 10 Ton	62'
				1 ea 7.5 Ton	62'
				1 ea 5 Ton	62'
				2 ea 5 Ton*	62'
#2	290'	40 Ton	24' (Max)	1 ea 10 Ton	62'
#3	250'	5 Ton	12'	1 ea 5 Ton	37'
				2 ea 3 Ton	37'
				1 ea 3 Ton**	
				1 ea 2 Ton	37'
#4	65'	1 Ton	12'	1 ea 1 Ton	37'

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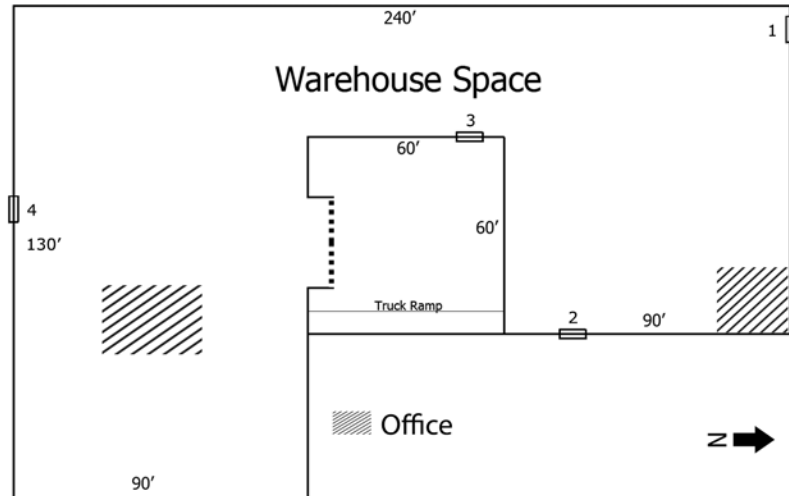
WAREHOUSE NO. 1

Detailed Facility Overview

Will Subdivide

Property Details

Property Name:	Warehouse No. 1
Cross Streets:	Lewis and Independence
Location:	2505 E. King St. Tulsa, OK 74115
Building Size:	27,600 sf (+/-)
Tract Size:	1.4 ac (+/-)
Zoning:	IM - Industrial Medium
Office Space:	2ea 650 SF
Roof Height:	15' Sidewall (+/-) 20' Centerline (+/-)
Electric:	480/3 Phase Available
Lighting:	T1-5 Fluorescent Lights Secured Skylights
Sprinklers:	No
Climate Controlled:	Office Only Walls & ceiling insulated
Compressed Air:	No
Cranes:	No



Can be utilized for light manufacturing

Overhead Doors

Door	Type	Width	Height
OHD-1	Drive	12'	14'
OHD-2	Dock	12'	14'
OHD-3	Dock	12'	14'
OHD-4	Dock	12'	14'

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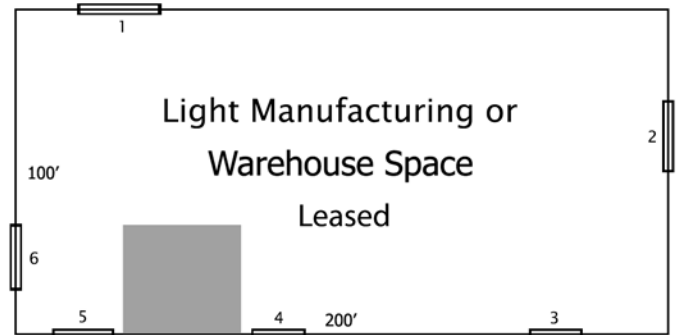
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WAREHOUSE NO. 2

Detailed Facility Overview

Property Overview

Property Name: Warehouse No. 2
Cross Streets: Lewis and Independence
Location: 2605 E. King St.
Tulsa, OK 74115
Building Size: 20,000 sf (+/-)
Tract Size: 2.25 ac (+/-)
Zoning: IM-Industrial Medium
Office Space: 400 sf (+/-)
Roof Height: 15' Sidewall (+/-)
20' Centerline (+/-)
Electric: 480/3 Phase Available
Lighting: Flourescent
Secured Skylights
Sprinklers: No
Climate Control: No
Walls & Ceiling Insulated
Compressed Air: No



Overhead Doors

Door	Type	Width	Height
OHD-1	Dock	16'	14'
OHD-2	Dock	16'	14'
OHD-3	Dock	8'	8'
OHD-4	Dock	8'	8'
OHD-5	Drive	16'	14'
OHD-6	Drive	12'	14'

Cranes:

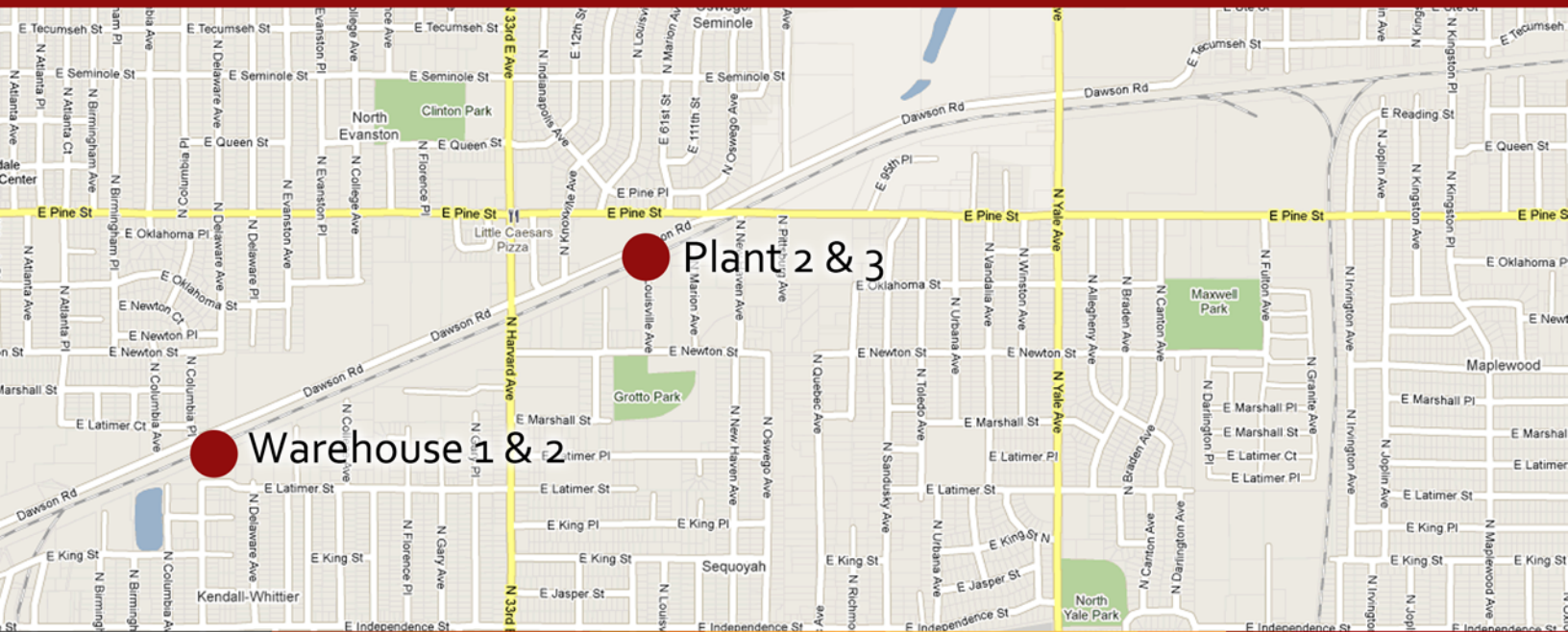
Three 3 ton 12' Cantiliver cranes available.

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Transportation Information



Highways:

I-244 via N. Harvard
US Hwy 75 via E. Pine

Railroad:

BNSF (no spur in place)

Air:

3 Miles from Tulsa Int'l Airport

Port:

12 Miles from Port of Catoosa

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