

PRYOR INDUSTRIAL PARK

675 West Graham Avenue · Pryor, Oklahoma 74361



NOW PRELEASING

NEW CONSTRUCTION FLEX / OFFICE WAREHOUSE · 2,500 – 40,000 SF



FOURTEEN NEW FLEX BAYS

Pryor Industrial Park is a $\pm 40,000$ SF light industrial flex development under construction in Pryor, Oklahoma. The property fronts State Highway 20 with direct access to U.S. 69, putting it minutes from the MidAmerica Industrial Park — Oklahoma's largest industrial park — and about 20 minutes from Claremore.

Fourteen brand-new bays deliver 20' clear heated warehouse, a finished private office with HVAC, a private restroom and a 12' $\times$ 14' overhead door. Bays combine for larger requirements, and the gravel yard behind the building gives contractors, service companies and distributors the outside storage that conventional space can't offer.



TOTAL SF	$\pm 40,000$ SF
BUILDING	474' $\times$ 75' (133' deep at west end)
SUITES	14 bays $\cdot$ $\pm 2,500$ SF to $\pm 40,000$ SF
CLEAR HEIGHT	20' clear
CONSTRUCTION	Pre-engineered steel $\cdot$ new construction
DOORS	One 12' $\times$ 14' overhead door per bay
OFFICE	Finished private office & restroom, each bay
YARD	Open gravel yard behind the building
COMMON DOCK	Shared dock at the southwest end of the building
PARKING	394' $\times$ 68' asphalt lot $\cdot$ ± 60 spaces
LEASE RATE	Upon request

$\pm 40,000$ SF
TOTAL BUILDING

14
BAYS
AVAILABLE

20'
CLEAR
HEIGHT

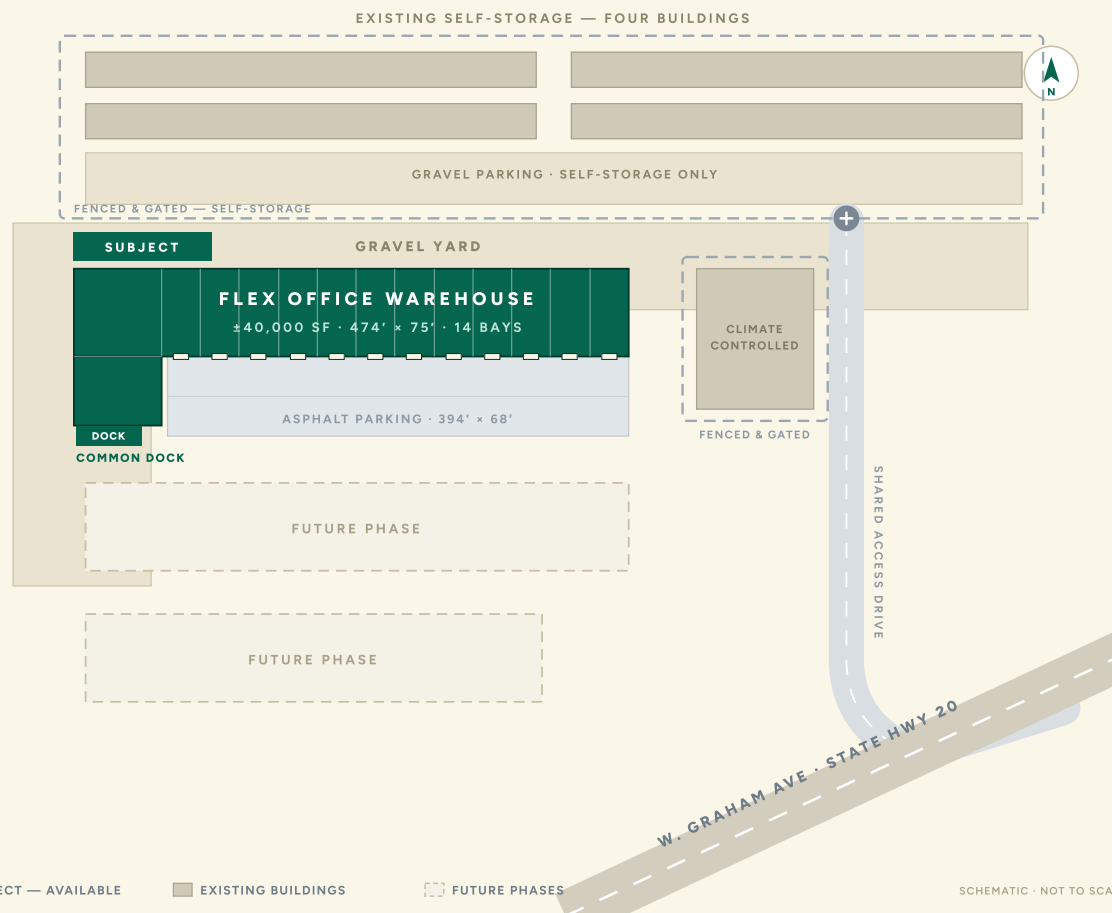
$\pm 2,500$ SF
MINIMUM
BAY

◆ IDEAL FOR

Contractors & trades $\cdot$ service fleets $\cdot$ equipment and parts distribution $\cdot$ light assembly $\cdot$ MidAmerica Industrial Park vendors and suppliers $\cdot$ e-commerce and last-mile operators

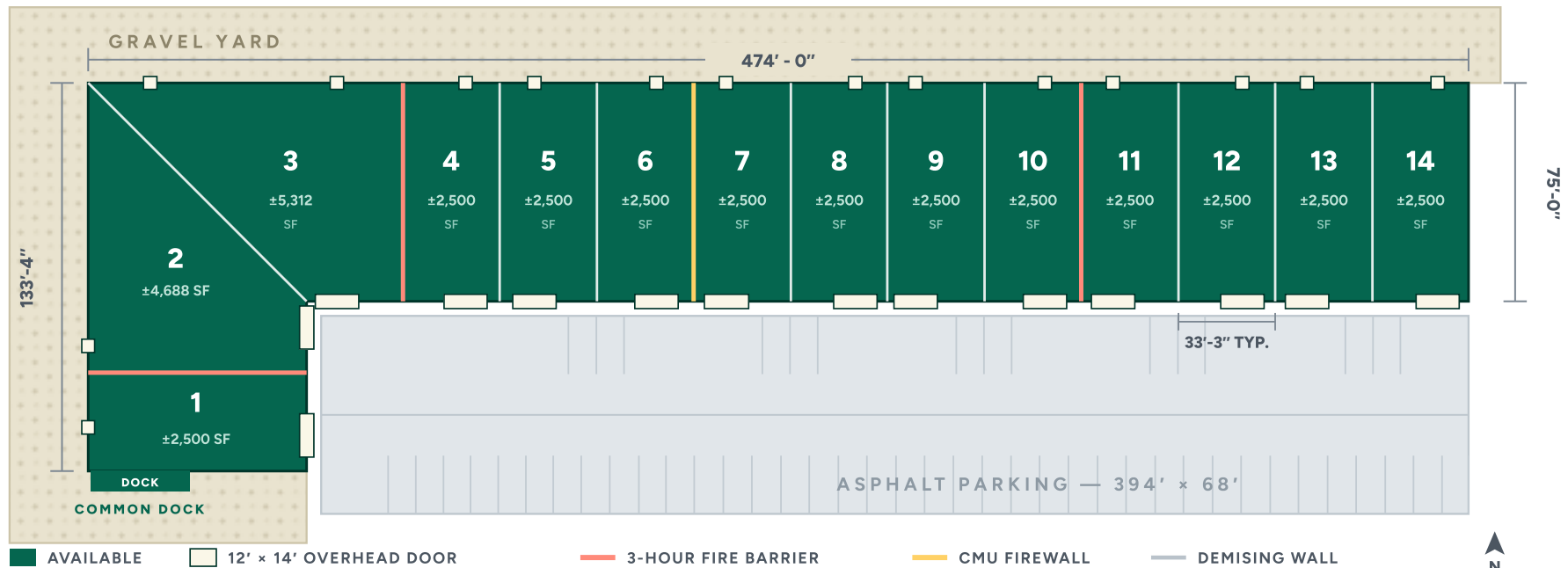
HIGHWAY 20 CAMPUS

- ◆ Direct access drive to W. Graham Ave / State Highway 20
- ◆ Open gravel yard wrapping the north and west sides of the building
- ◆ ±60 dedicated asphalt parking spaces
- ◆ Common dock at the southwest end of the building, free to all tenants
- ◆ Rear yard-side door in every bay
- ◆ Exterior lighting throughout
- ◆ Additional phases planned on the balance of the site



SITE

Multi-building campus fronting State Highway 20 with self-storage, gravel parking, and the L1 flex warehouse sharing a single drive.



◆ AVAILABILITY

SUITE 1	±2,500 SF 75' x 33'-4" end unit · yard-side door
SUITE 2	±4,688 SF 75' wide · angled wall · yard-side door
SUITE 3	±5,312 SF corner unit · ±108' frontage · yard-side door
SUITES 4 – 14	±2,500 SF each 33'-3" x 75' bay · yard-side door
COMBINED	2 bays ±5,000 SF · 3 bays ±7,500 SF · 4 bays ±10,000 SF
FULL BUILDING	±40,000 SF

Rate Upon Request

CONTACT BROKER

Under Construction

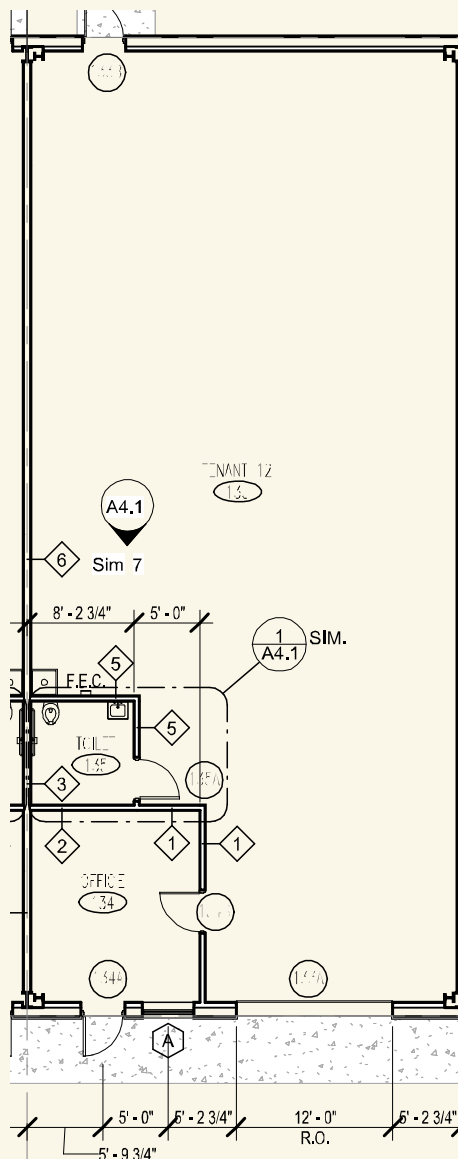
NOW PRELEASING

±2,500 SF MINIMUM

BAYS COMBINE TO ±40,000 SF

◆ EVERY BAY INCLUDES

- ◆ 20' clear, heated warehouse
- ◆ One 12' x 14' overhead roll-up door
- ◆ **Finished private office with HVAC and a private restroom**
- ◆ Network rack rough-in for tenant internet service
- ◆ Rear yard-side door onto the gravel yard
- ◆ Dedicated parking at the bay door



A ±2,500 SF
BAY, FINISHED

Each standard bay runs 33'-3" wide by 75' deep, with 20' clear and a 12' x 14' overhead door onto the parking lot. A finished office and private restroom sit at the front corner, leaving a clear, heated warehouse behind — no columns to work around and no shared corridor.

Bays deliver ready to occupy. Adjoining bays combine through the demising wall for tenants needing 5,000, 7,500 or 10,000 SF, and the gravel yard behind the building is available for outside storage.

BAY DIMENSIONS	33'-3" × 75'-0" · ±2,500 SF
OFFICE	±13'-3" × 8'-0" · finished, HVAC, window
RESTROOM	Private, behind the office
WAREHOUSE	±2,290 SF clear · heated
CLEAR HEIGHT	20' clear
OVERHEAD DOOR	One 12' × 14' roll-up, front
ENTRY	Man door at the office · parking at the door
DATA	Network rack rough-in; service by tenant

 COMBINE BAYS



Enlarged floor plan reproduced from the architect's sheet A1.2 (King Architectural Solutions); room tags are the architect's. Bays 4–14 are identical. Dimensions are approximate and subject to final field measurement.



MINUTES FROM MIDAMERICA

The property fronts State Highway 20 on the west side of Pryor, a straight shot to U.S. 69 and to the MidAmerica Industrial Park — a ±9,000-acre park home to more than 80 companies and 4,500 employees, including Google's Pryor data center campus.

Tenants supplying, servicing or staffing the park get highway frontage, yard storage and new construction at a fraction of Tulsa-metro flex rents, with Tulsa, the Port of Catoosa and four interstate highways all inside an hour.

◆ DRIVE TIMES & DISTANCE

MidAmerica Industrial Park

VIA HWY 20 / US-69

±5 MI

Downtown Pryor

MAYES COUNTY SEAT

±2 MI

U.S. Highway 69

FOUR-LANE N/S CORRIDOR

±3 MI

Claremore

ROGERS COUNTY · VIA HWY 20

±17 MI

Port of Catoosa

INLAND WATERWAY TERMINAL

±28 MI

Tulsa Int'l Airport

TUL

±41 MI

Downtown Tulsa

VIA HWY 20 & US-412

±44 MI

±9,000 AC

MIDAMERICA
PARK

80+

COMPANIES

4,500+

PARK EMPLOYEES

\$3B+

GOOGLE
INVESTMENT



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◆ CONTACT US

Josh Love

LEASING & SALES ASSOCIATE

jlove@creekpe.com

918.394.1000 office

918.978.2428 cell

Christian Funk

LEASING & SALES ASSOCIATE

cfunk@creekpe.com

918.394.1000 office

559.307.9833 cell

CREEKPE.COM

7633 EAST 63RD PLACE, SUITE 400
TULSA, OKLAHOMA 74133

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