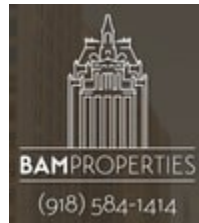




Pecan Valley Business Center

1341 & 1351 N Garnett Rd, Tulsa, OK 74116



Terry Argue

BAM Properties

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Rental Rate:	Upon Request
Property Type:	Land
Property Subtype:	Commercial
Proposed Use:	Commercial
Rental Rate Mo:	Upon Request

Pecan Valley Business Center

Upon Request

- ±1 acre with clear frontage and signage opportunities along Garnett Rd.
- Zoned Industrial Light (IL) — accommodating flexible industrial/office uses.
- Excellent access to primary transportation routes via I-244 and near Tulsa International Airport

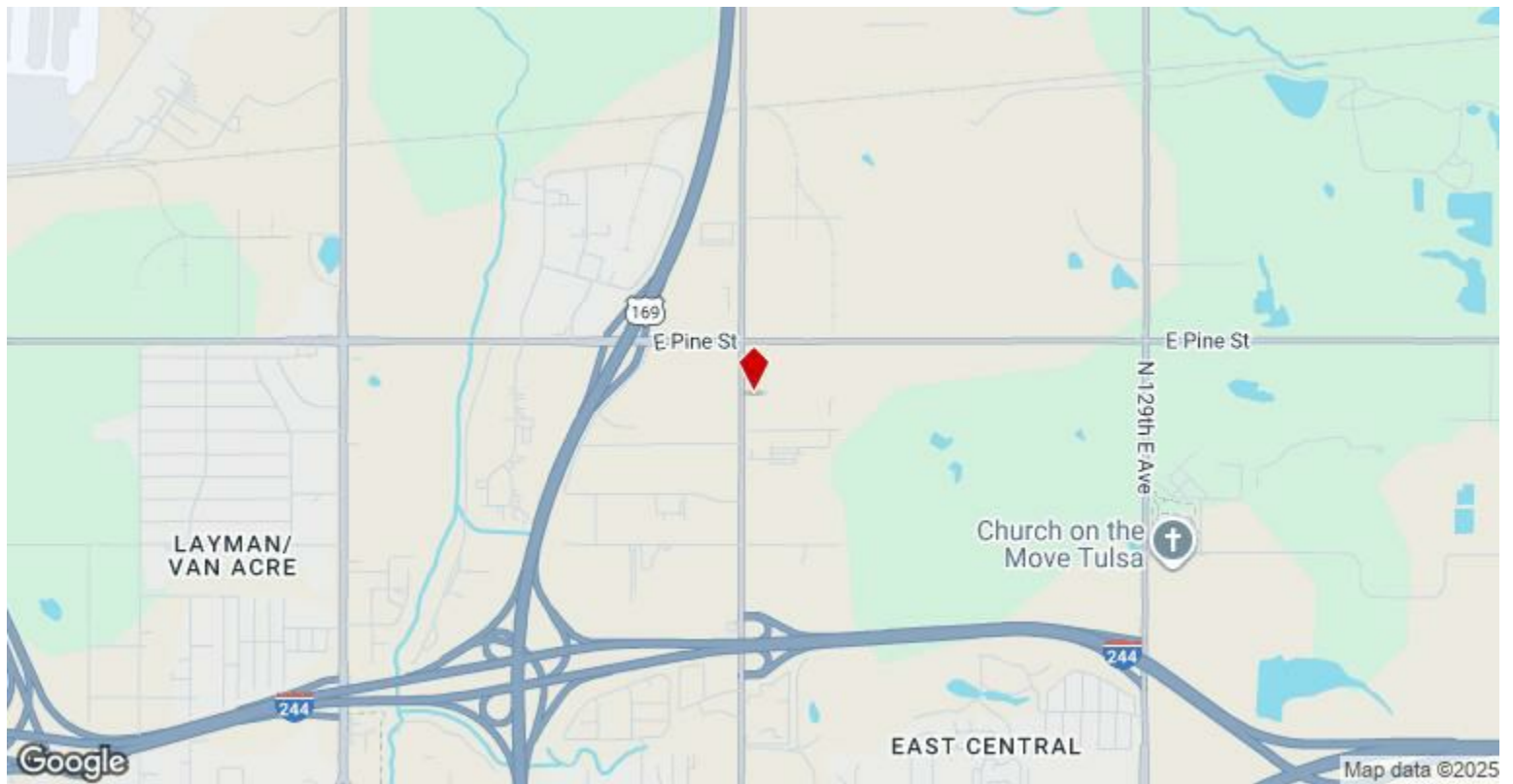


1

Space 1

Space Available	43,560 SF
Rental Rate	Upon Request
Date Available	Now

Located at 1331 N Garnett Rd, this ±1-acre pad offers rare frontage and strategic visibility along N Garnett and quick access to I-244. Ideal for tenants seeking a prominent light-industrial or flex/office-warehouse presence, the site is zoned Industrial-Light, enabling uses including light manufacturing, distribution, warehousing with showroom or office components, and indoor service operations. Available for ground lease or build-to-suit.



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Property Photos

