



# Hemphill

legacy of innovation

■ Facilities Leasing Brochure

2011

# 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 (+/-)

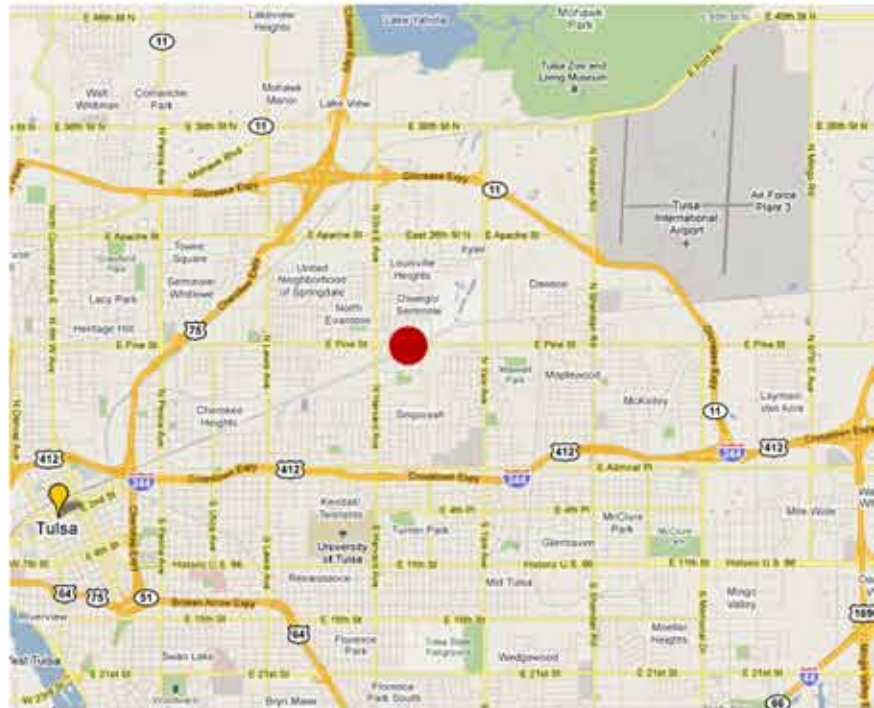
## Plant No. 3

1355 N. Louisville Ave  
Tulsa, OK 74115

**Building Size:** 70,000 sf (+/-)

**Crane Capacity:** 30 Ton

**Tract Size:** 5 ac (+/-)



Location Map including Downtown Tulsa and Tulsa International Airport

contact john hemphill  
918.834.2200  
johnrhempill@aol.com

Hemphill

legacy of innovation

# PLANT NO. 2

Manufacturing – Warehouse/Distribution Facility



## 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

contact john hemphill  
918.834.2200  
johnrhempfill@aol.com

**Hemphill**  
legacy of innovation

# PLANT NO. 2

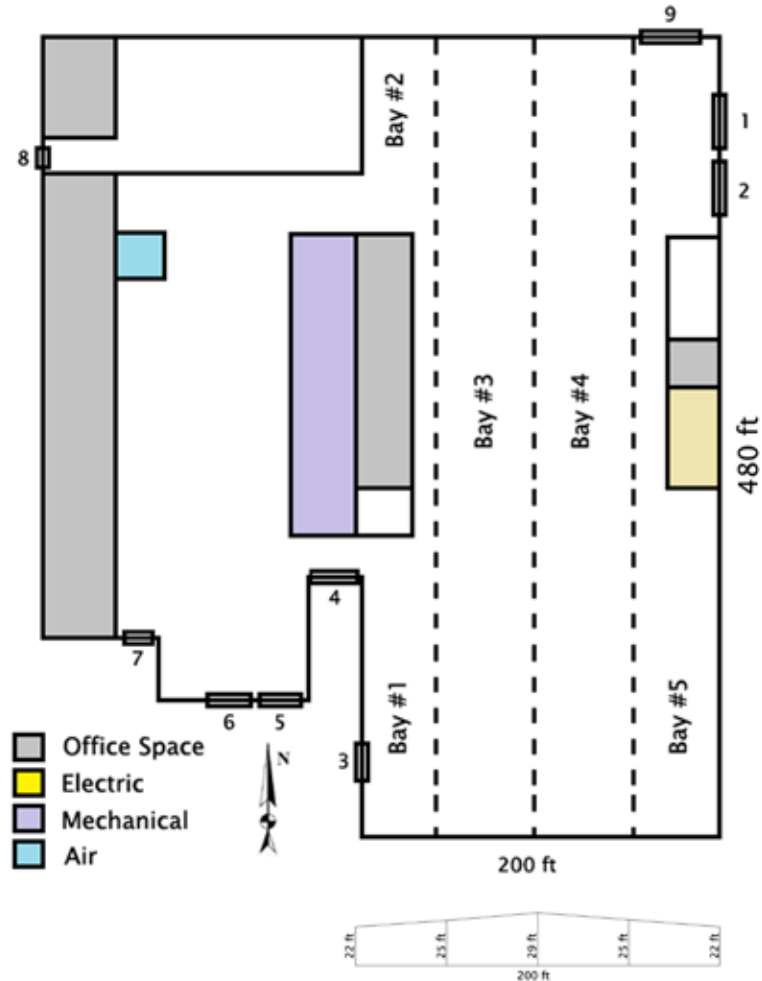
## Detailed Facility Overview

### Building Size

175,000 sf (+/-)

### 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
#2	100'	5 Ton	14' (16' Max)	1ea 5 Ton
#3	480'	20 Ton	14' (20' Max)	1ea 7.5 Ton 1ea 6 Ton
#4	480'	20 Ton	14' (20' Max)	1ea 7.5 Ton 1ea 5 Ton
#5	150'	5 Ton	14' (16' Max)	1ea 5 Ton

# PLANT NO. 3

Manufacturing – Warehouse/Distribution Facility



## 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	Climate Control:	No
Office Space:	Up to 2,500 SF	Compressed Air:	Yes (piped partially)
Roof Height:	30' Sidewall (Plant)	Zoning:	IM-Industrial Medium
	40' Centerline (Plant Max)		

contact john hemphill  
918.834.2200  
johnrhemphill@aol.com

**Hemphill**  
legacy of innovation

# PLANT NO. 3

## Detailed Facility Overview

### Building Size

70,000 sf (+/-)

### 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"	

### Craned Area Detail

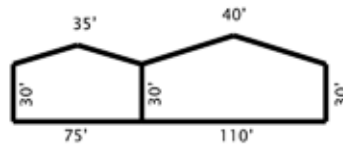
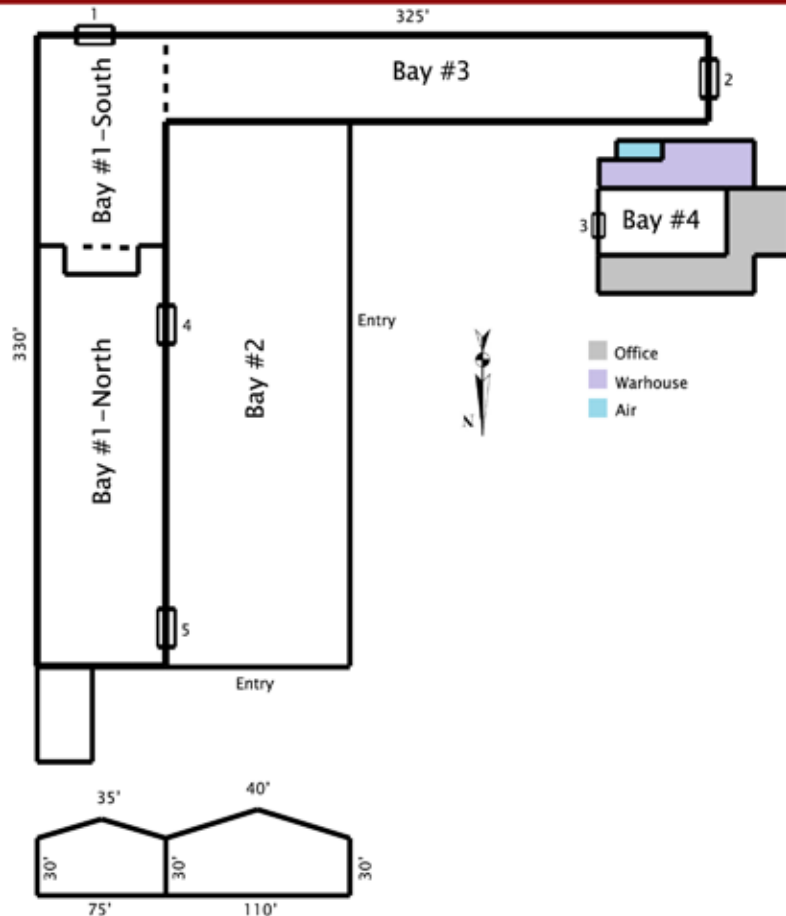
\*Underslung Hoist/20'6" Hook Height

\*\* 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')	30 Ton	27' (Max)	See #1 North	62'
#1 North	210' (of 330')	30 Ton	24' (Max)	1ea 10 Ton	62'
				1ea 7.5 Ton	62'
				1ea 5 Ton	62'
				2ea 5 Ton*	62'
#2	290'	30 Ton	24' (Max)	1ea 10 Ton	62'
#3	250'	5 Ton	12'	1ea 5 Ton	37'
				2ea 3 Ton	37'
				1ea 3 Ton**	
				1ea 2 Ton	37'
#4	65'	1 Ton	12'	1ea 1 Ton	37'



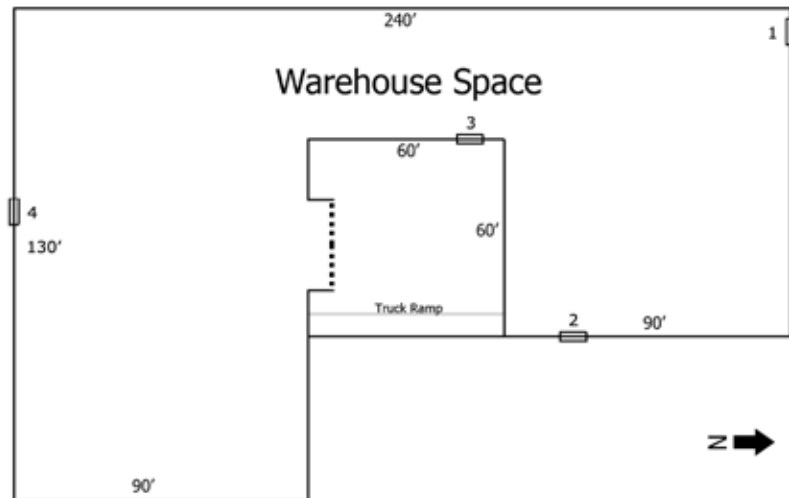
contact john hemphill  
918.834.2200  
johnrhempill@aol.com

# WAREHOUSE NO. 1

## Detailed Facility Overview

### 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:	Build out required
Roof Height:	15' Sidewall (+/-) 20' Centerline (+/-)
Electric:	480/3 Phase Available
Lighting:	Skylights with security screening
Sprinklers:	No
Climate Controlled:	No
	Walls & ceiling insulated
Compressed Air:	No
Cranes:	No



### 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'

contact john hemphill  
918.834.2200  
johnrhempill@aol.com

# 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

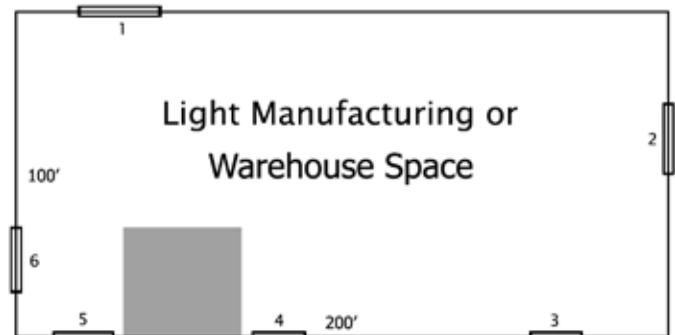


### Overhead Doors

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.



Office Space

contact john hemphill  
918.834.2200  
johnrhempfill@aol.com

Hemphill

legacy of innovation

# 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

contact john hemphill  
918.834.2200  
johnrhempill@aol.com

**Hemphill**  
legacy of innovation



Hemphill, LLC

phone: 918.834.2200

fax: 918.836.6918

1350 N Louisville Ave

Tulsa, OK 74115