

## 5309 E PINE ST

## TULSA, OK 74115



### PROPERTY DESCRIPTION

- 26,000± SF Total
- 2,370± SF Office
- 5,000± SF Climate Controlled Food Grade Production Warehouse
- 18,630± SF Concrete Warehouse
- 4.43± Acre Site
- (1) 12' x 14' Dock High Door w/Pit Leveler
- (1) 12' x 14' Drive-In Door
- 14' - 15' Clear Height
- 3 Phase, 240v, 1000 Amp Electric Service
- Built in 1970
- Zoned IL
- Fenced Yard
  - Yard area negotiable
- Convenient Highway Access

### OFFERING SUMMARY

<b>Lease Rate:</b>	\$7.00 SF/yr (NNN)
<b>Available SF:</b>	26,000 SF
<b>Lot Size:</b>	193,021 SF
<b>Building Size:</b>	37,948 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	2 MILES
<b>Total Households</b>	825	3,501	11,527
<b>Total Population</b>	2,432	9,949	31,568
<b>Average HH Income</b>	\$48,925	\$47,244	\$52,142

#### JOSH LOVE

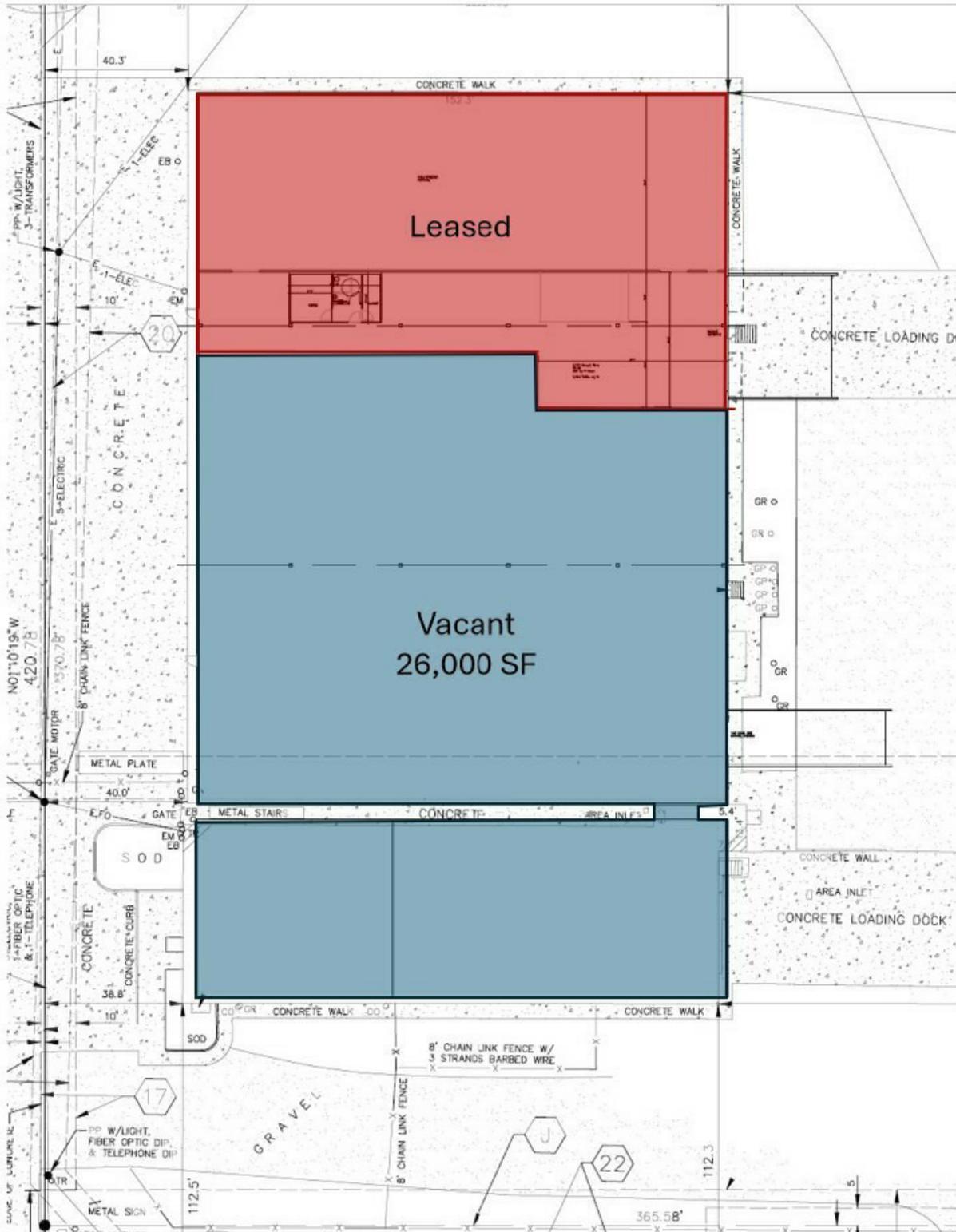
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#### CHRISTIAN FUNK

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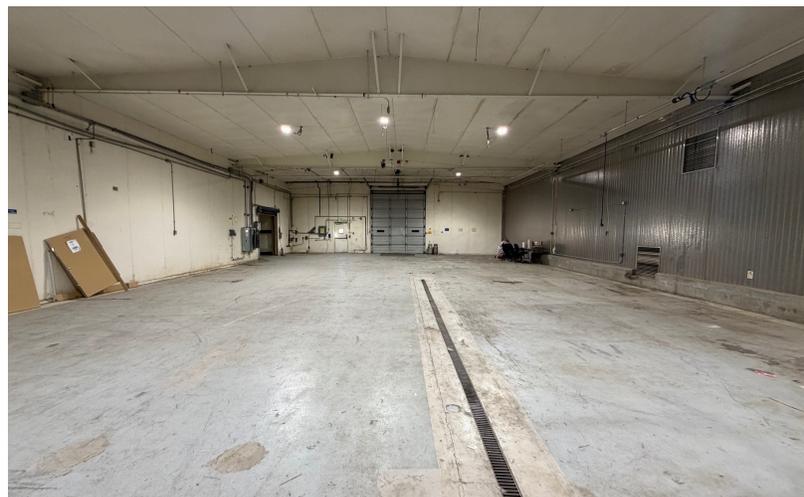
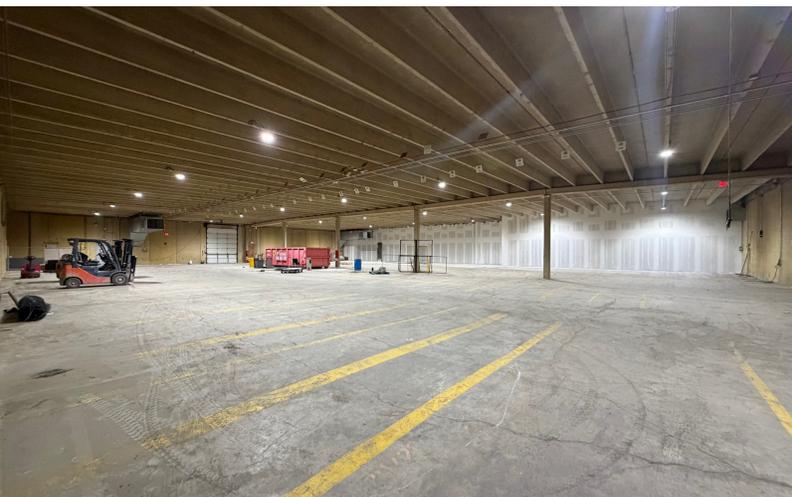
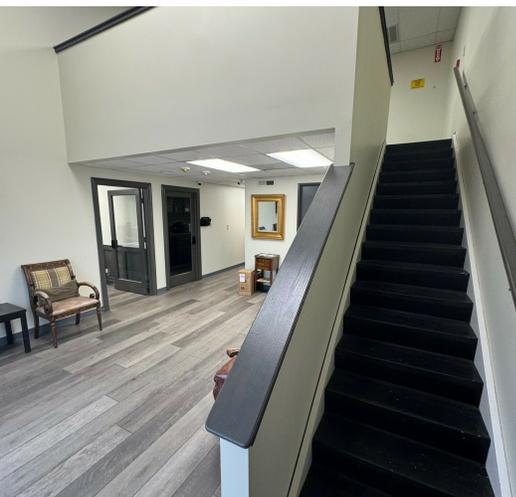
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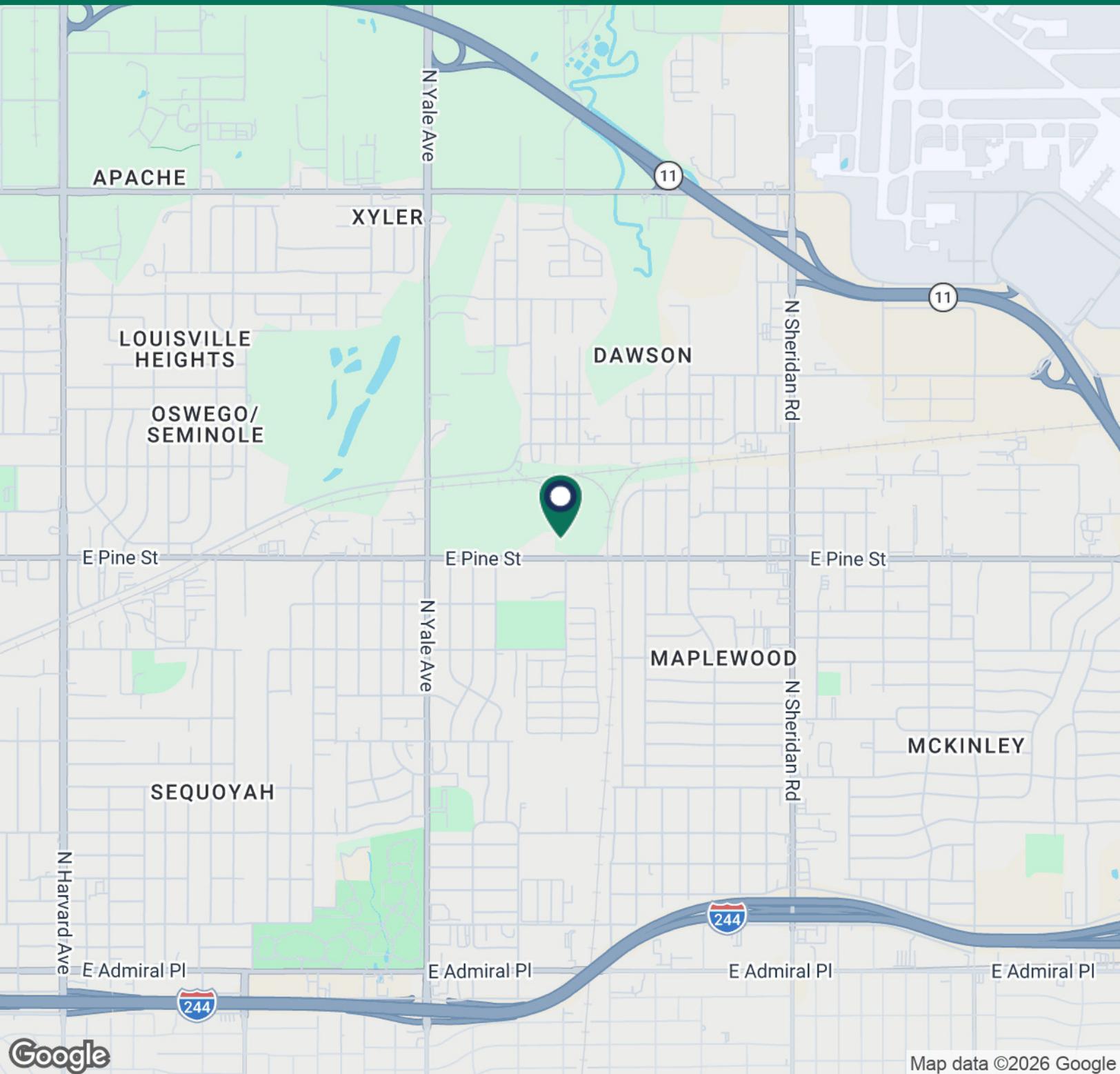
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