



BROCHURE

# 6650 S 61ST W AVE

INDUSTRIAL PROPERTY FOR LEASE

TULSA, OK 74131



# PROPERTY SUMMARY



## PROPERTY HIGHLIGHTS

- Building 1 Total GLA: 45,000 SF (200'x225')
- Shop office Space: 1,600 SF (could be removed)
- Drive-in Doors: (6) 16x16
- Column Spacing: 24ft
- Eve Ht: 27 ft & Clear Ht: 27ft
- Air piping
- Power: 480 Volt, 3-Phase, 900 Amps
- Building 2 Total GLA: 7,000 SF
- Small office Space: 1,600 SF
- Drive-in Doors: (5) 12x15
- Eve Ht: 20ft & Clear Ht: 15ft
- Power: 480 Volt, 3-Phase
- Building 3 Total GLA: 2,640 SF
- Drive-in Doors: (3) 14x14

## OFFERING SUMMARY

Lease Rate:	\$8.50 SF/yr + NNN
Available:	March 1st, 2026
Available SF:	54,640 SF
Lot Size:	217,328 SF
Building 1:	45,000 SF
Building 2:	7,000 SF
Building 3:	2,640 SF

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	541	8,715	26,248
Total Population	1,465	22,024	64,398
Average HH Income	\$77,623	\$81,225	\$84,465

## CHANDLER MOREAU

Owner / Managing Broker

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## ADDITIONAL PHOTOS: BLDG 1



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## ADDITIONAL PHOTOS: BLDG 2&3



**CHANDLER MOREAU**

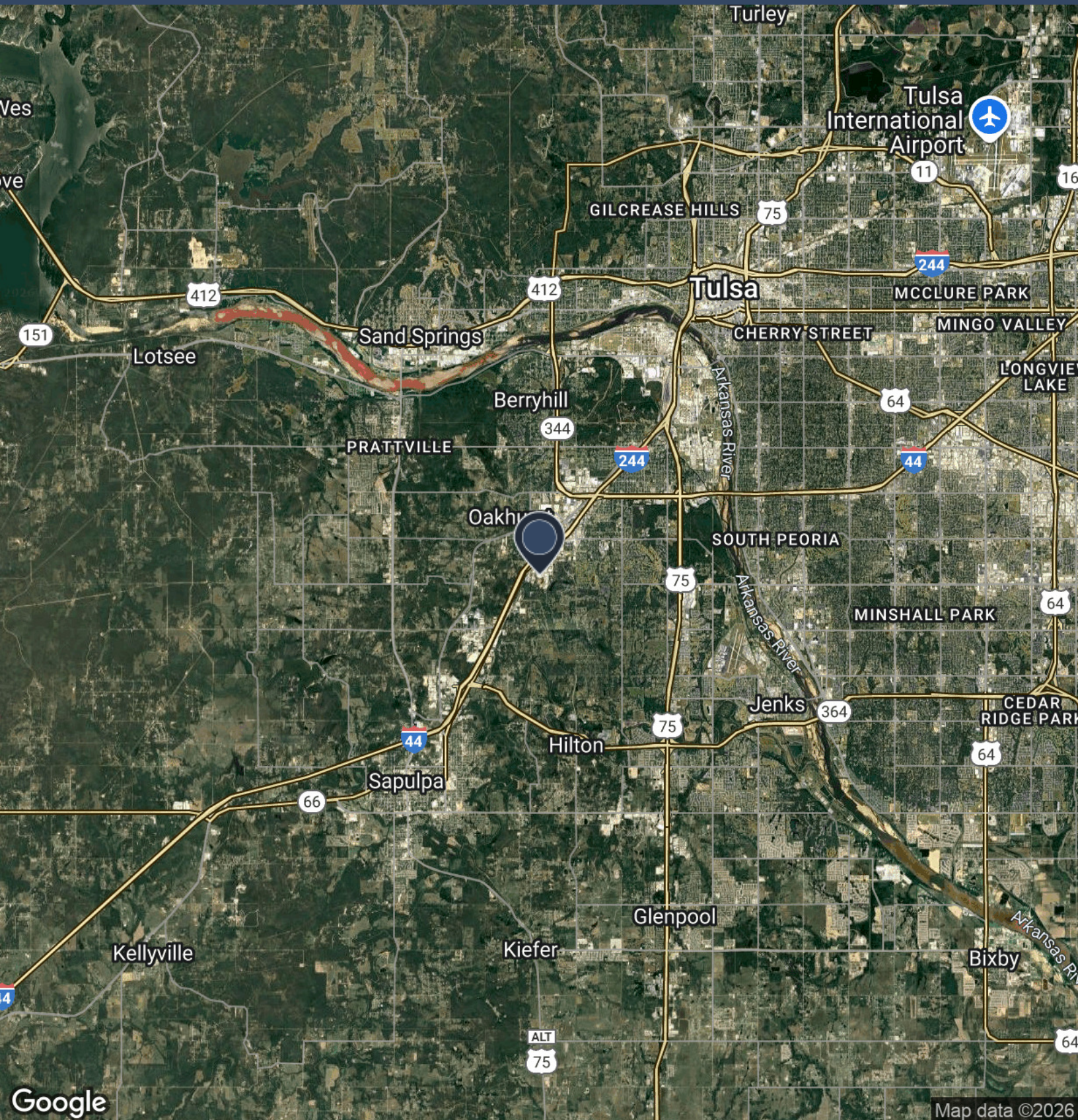
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## LOCATION MAP



**CHANDLER MOREAU**

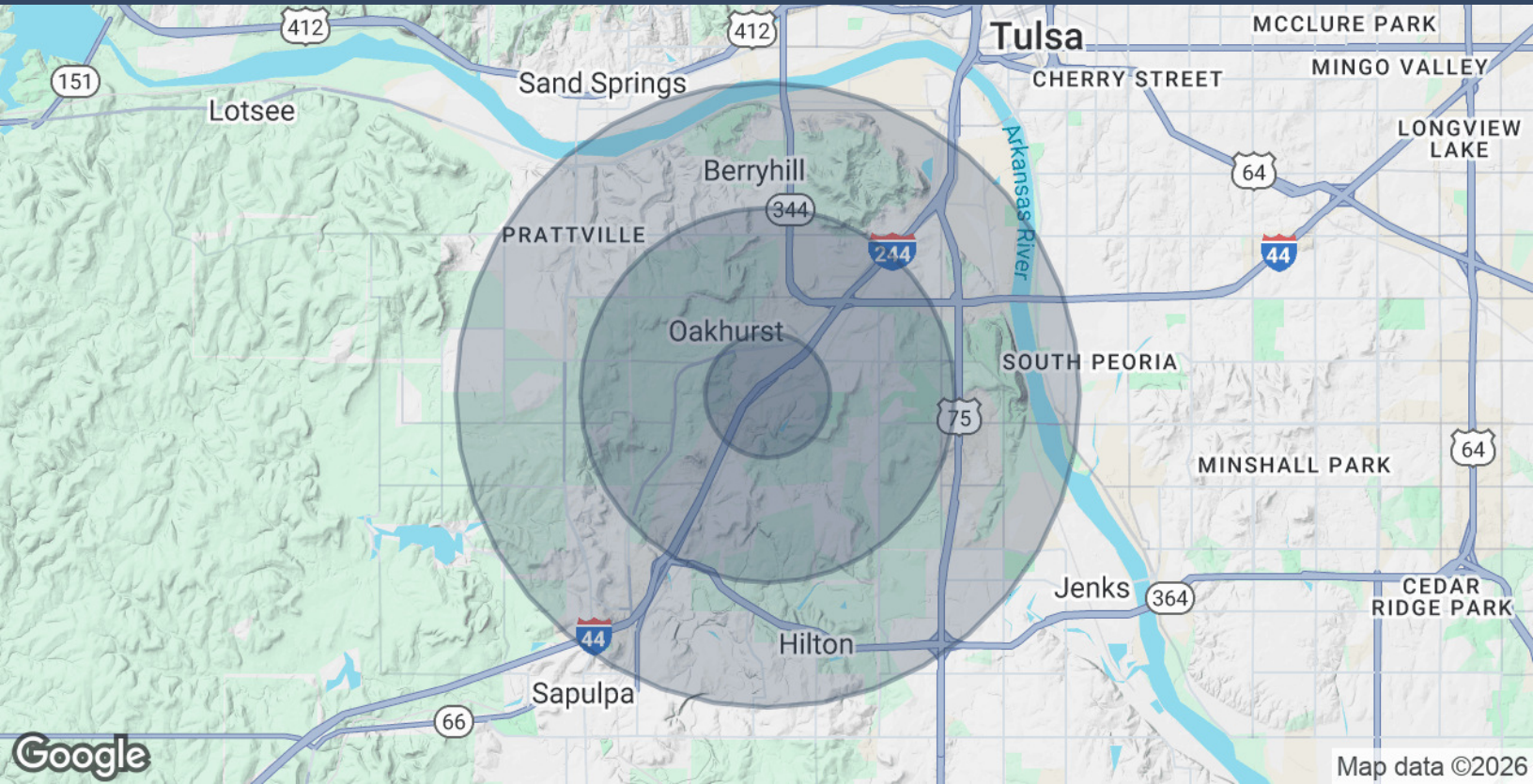
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# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,465	22,024	64,398
Average Age	41	40	40
Average Age (Male)	40	39	38
Average Age (Female)	43	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	541	8,715	26,248
# of Persons per HH	2.7	2.5	2.5
Average HH Income	\$77,623	\$81,225	\$84,465
Average House Value	\$244,301	\$259,962	\$249,592

*Demographics data derived from AlphaMap*

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