



Warehouse | For Lease

1517 W. 36TH PLACE TULSA, OK 74107

Lease Rate: \$8.25/SF + NNN

MCP

NEIL DAILEY, SIOR

Executive Vice President
918.853.7337
ndailey@mcgrawcp.com

KALVIN BURGHOFF

Vice President
832.689.7095
kburghoff@mcgrawcp.com

DAKOTA BRASHER

Sales Associate
918.948.5778
dbrasher@mcgrawcp.com

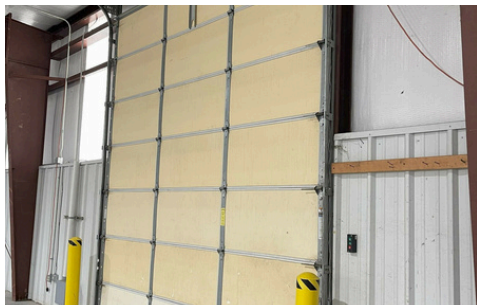
Property Highlights

- Building Size: 12,952 SF
- Zoned IM
- +/- 2,500 SF of Office
- Construction: Steel frame structure w/insulated metal panel walls situated on a concrete slab foundation
- Ceiling Height: West building - 16' to eaves, 18' to center
- Loading: One (1) 14' grade doors, and one (1) 10' dock high door
- Heating & Air Conditioning: Suspended gas heaters in warehouse Office is fully climate controlled.
- Electrical: 480v 3Phase
- Built in security system
- Fenced Storage Area

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PROPERTY PHOTOS

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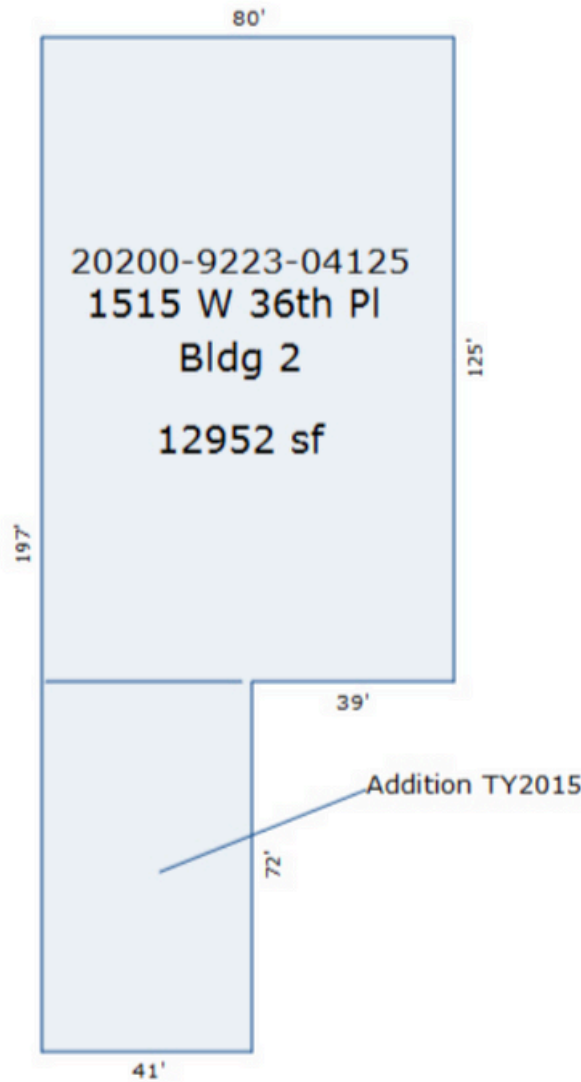
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FLOOR PLAN

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LOCATION OVERVIEW

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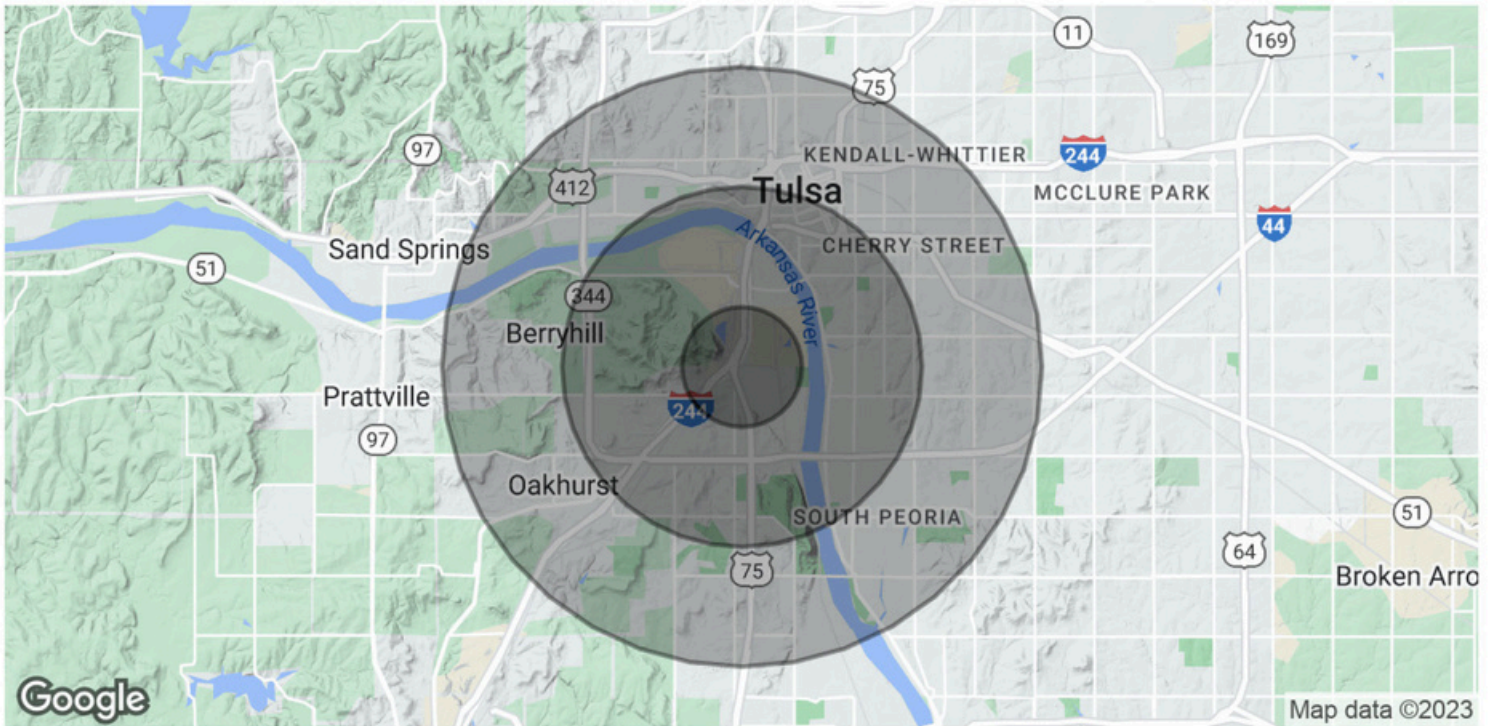
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COMMUNITY OVERVIEW

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,335	45,605	138,448
Average Age	39.3	39.1	38.8
Average Age (Male)	37.4	37.9	37.5
Average Age (Female)	41.0	39.8	39.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,142	25,095	71,827
# of Persons per HH	2.0	1.8	1.9
Average HH Income	\$44,229	\$75,959	\$68,894
Average House Value	\$85,017	\$204,665	\$176,126

* Demographic data derived from 2020 ACS - US Census



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