



# Tulsa Industrial For Lease

**MCP** MCGRAW  
COMMERCIAL  
PROPERTIES

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7709 E 42nd Pl,  
Tulsa, OK 74145

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Property Summary



## PROPERTY DESCRIPTION

Well-maintained office warehouse complex. Immaculate landscaping and maintenance, local owner. Some suites are equipped with full AC. Great for anyone who desires a newer, clean, safe, and well-located office/warehouse. Small retail/showroom and warehouse/office space in a great location. Three (3) buildings totaling +/- 64,362 SF, near 41st Street & Memorial Drive.

OFFERING SUMMARY	
Lease Rate:	\$9.00 SF/yr (MG)
Available SF:	1,250 - 2,500 SF
Lot Size:	4.12 Acres
Building Size:	64,362 SF

## PROPERTY HIGHLIGHTS

- 64,362SF on 4.12 Acres, zoned IL
- 1,250-2,500 RSF Suites Available
- Built 2006-2009
- Zone X - Area of Minimal Flood Hazard
- Brick/metal exterior, concrete slab
- 240v 3Phase Electric service
- 16' Clear height to center
- 1-2 Dedicated parking spaces per suite
- One (1) 12' OH door per suite

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Additional Photos



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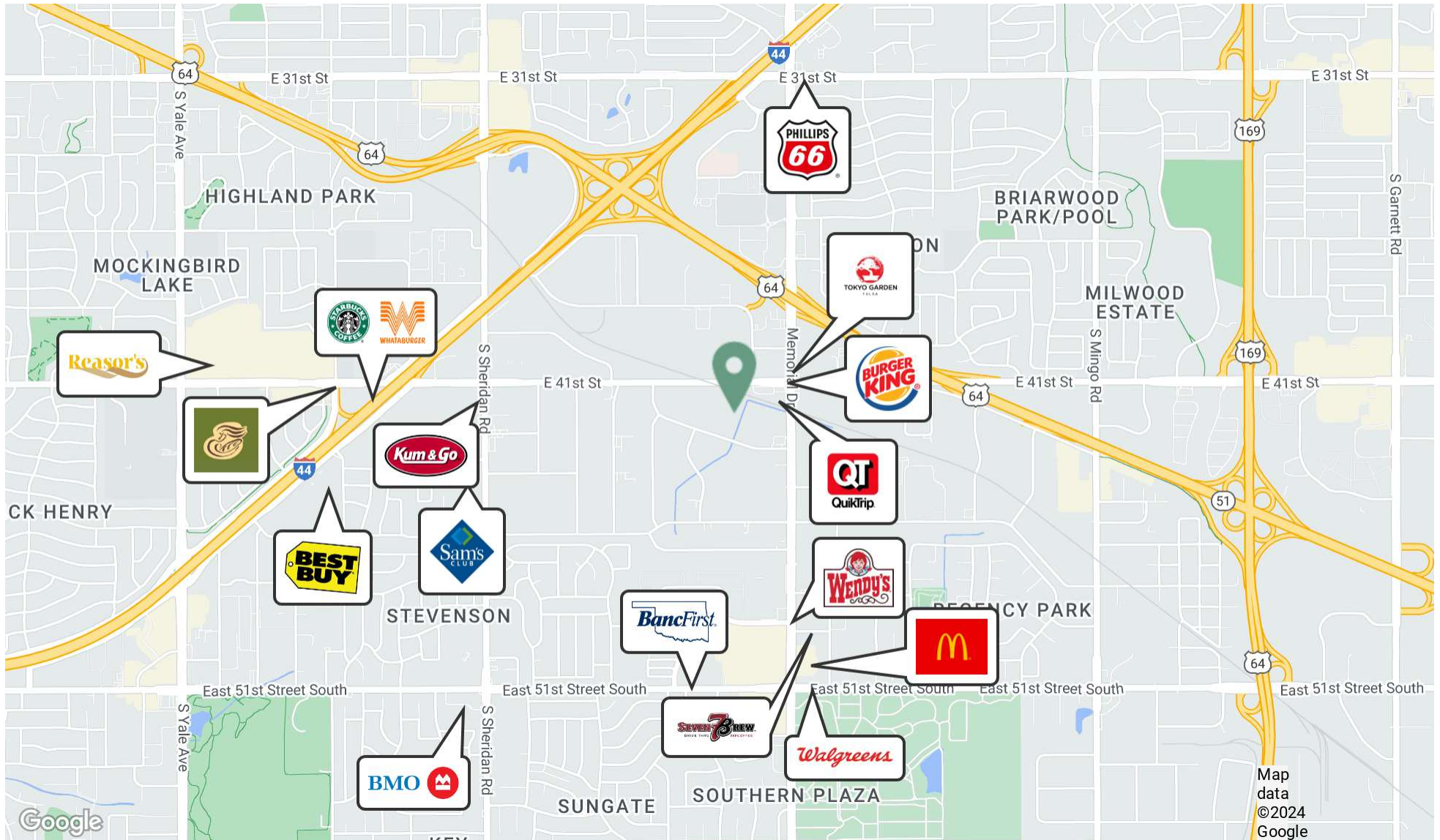
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Location Map



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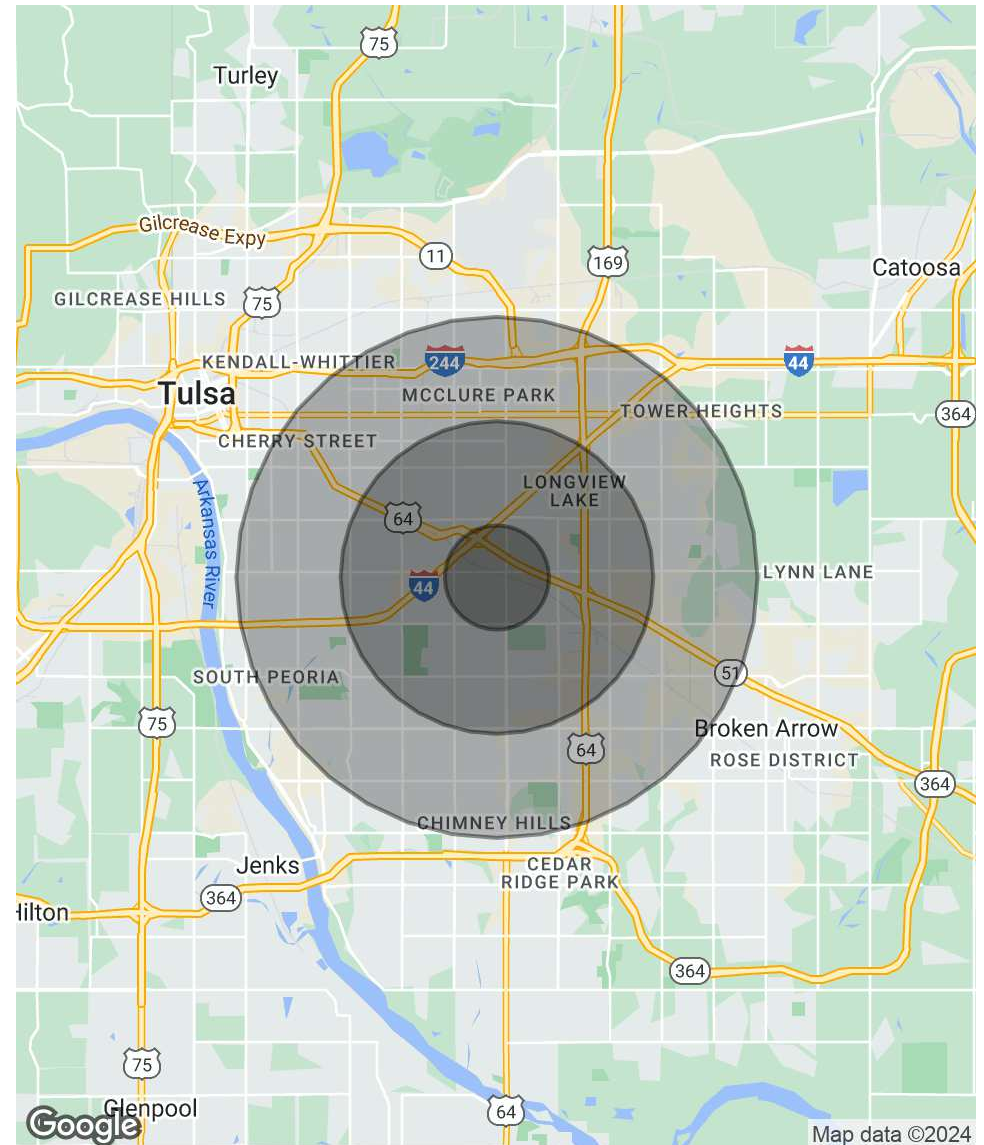
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## Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,429	89,575	244,786
Average Age	34.2	37.7	36.8
Average Age (Male)	32.1	35.5	34.9
Average Age (Female)	36.3	39.4	38.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,017	39,522	105,168
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$45,105	\$52,631	\$61,150
Average House Value	\$96,192	\$128,627	\$165,661

2020 American Community Survey (ACS)



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Meet the Team



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