



Tulsa Industrial For Lease

5418 South 101st
East Avenue,
Tulsa, OK 74146

MCP MCGRAW
COMMERCIAL
PROPERTIES

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Property Summary



PROPERTY DESCRIPTION

- 16,500 SF on 0.70 Acres, zoned IL
- Climate controlled office buildout includes eight (8) hard-walled offices, receptions/lobby and ADA restrooms.
- Built 1978

Construction:

- Concrete Tilt-up, concrete slab, recent TPO roof
- 240v 3 Phase Electric
- 16-17' Clear height
- LED Lighting
- Four (4) suspended gas heaters
- Two (2) exhaust fans

Loading:

- Two (2) Dock doors - 10'
- Three (3) 14' OH doors



OFFERING SUMMARY

Lease Rate:	\$7.00 SF/yr (NNN)
Available SF:	8,200 SF
Building Size:	16,400 SF

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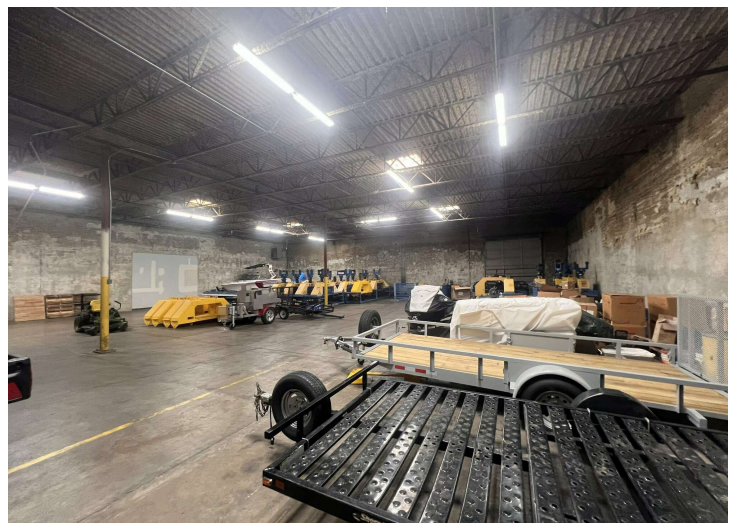
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Additional Photos



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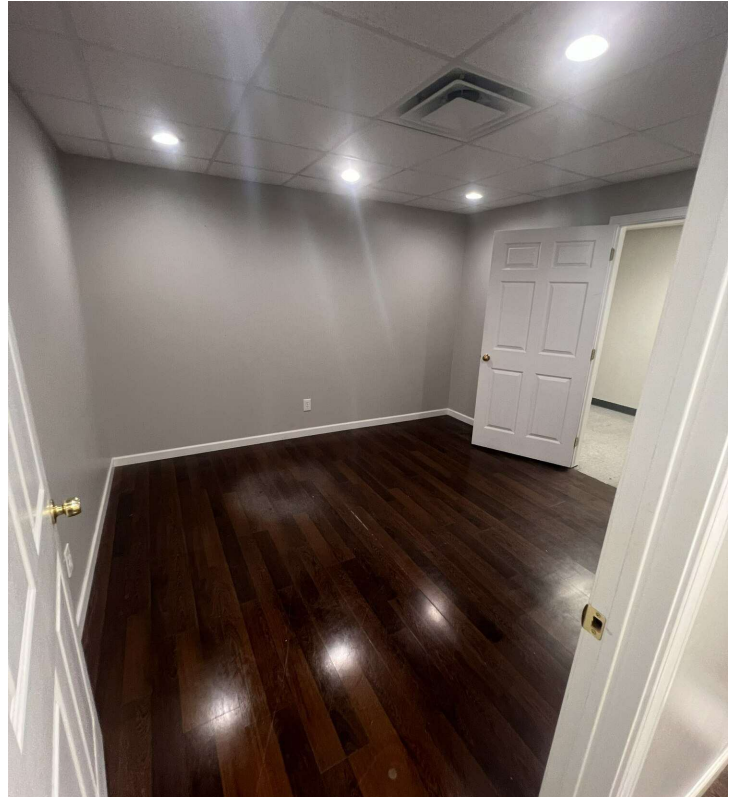
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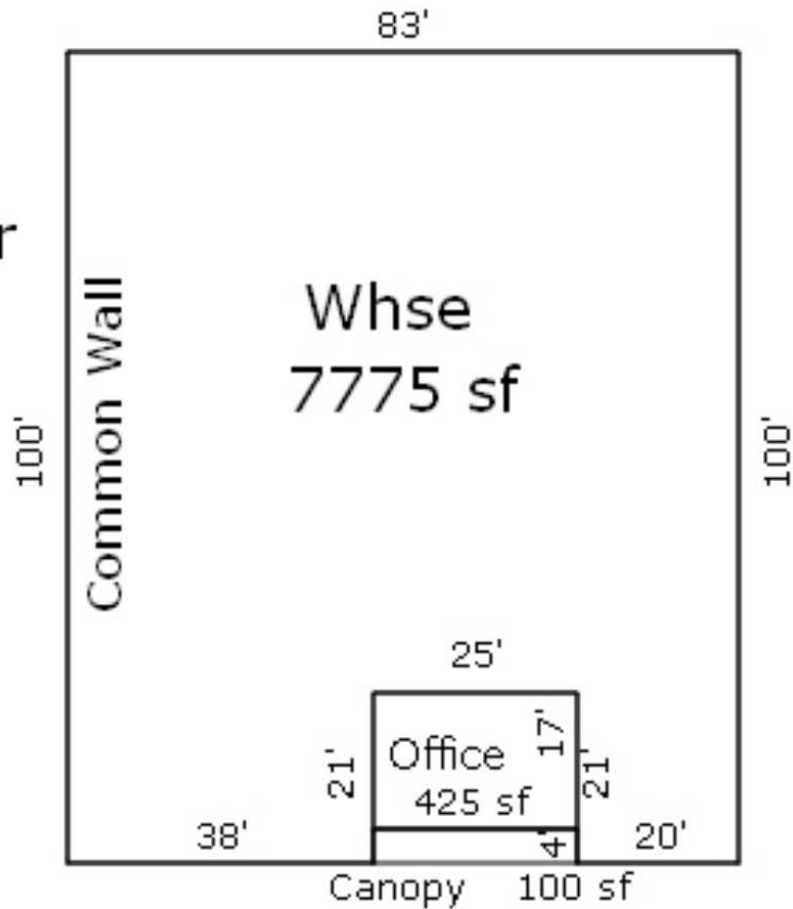
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Floor Plan

77505-94-31-45825



First Floor
8200 sf



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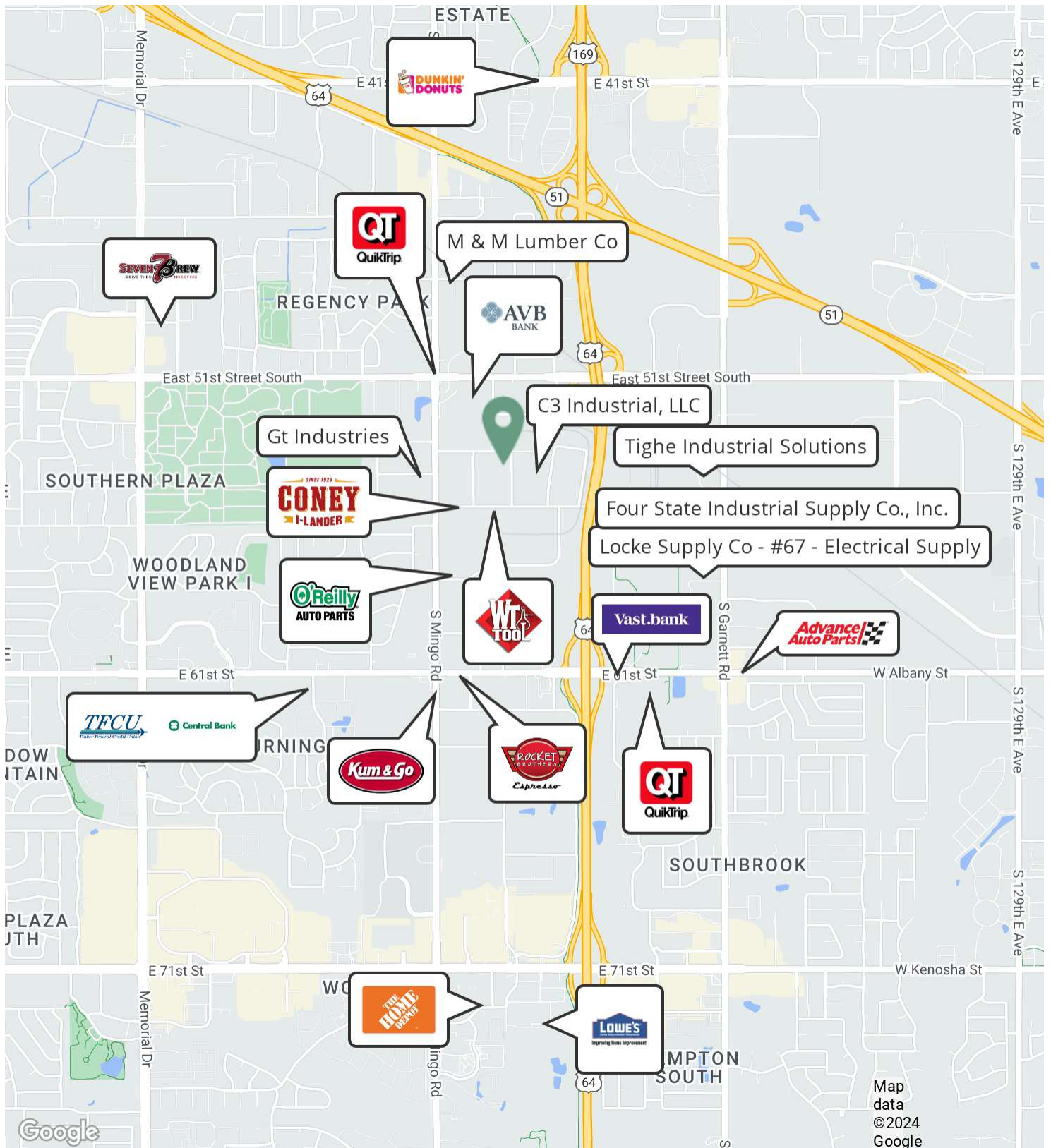
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Location Map



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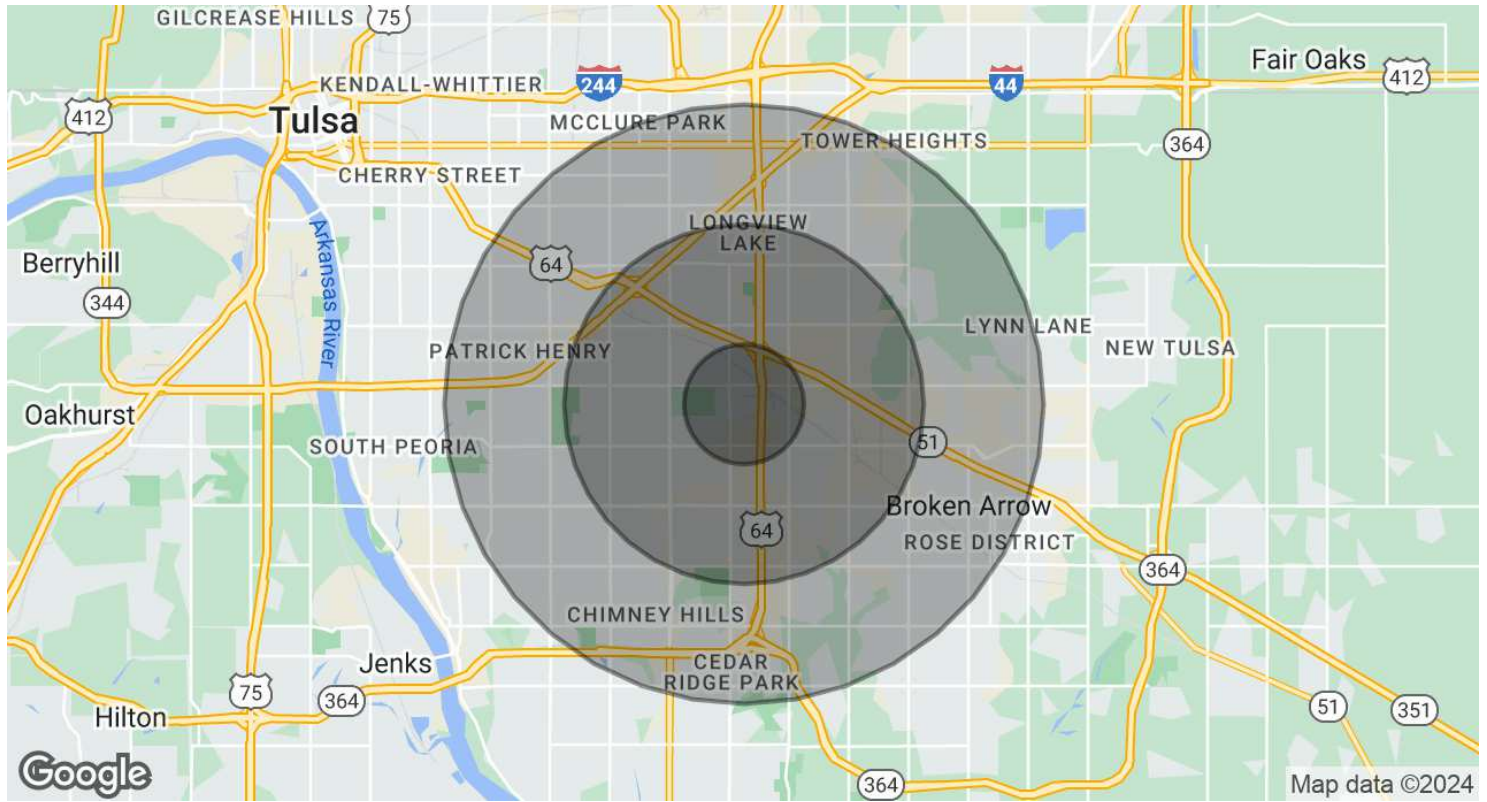
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Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,591	91,361	241,174
Average Age	37	38	39
Average Age (Male)	35	37	38
Average Age (Female)	39	40	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,898	37,326	98,355
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$62,458	\$77,271	\$89,674
Average House Value	\$173,889	\$200,406	\$246,814

Demographics data derived from AlphaMap

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