



# Tulsa Industrial For Lease

**MCP** MCGRAW  
COMMERCIAL  
PROPERTIES

NEIL DAILEY, SIOR  
Executive Vice President  
918.853.7337  
ndailey@mcgrawcp.com

KALVIN BURGHOFF  
Vice President  
832.689.7095  
kburghoff@mcgrawcp.com

DAKOTA BRASHER  
Senior Associate  
918.948.5778  
dbrasher@mcgrawcp.com

3801 West 51st Street,  
Tulsa, OK 74107

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Property Summary



## PROPERTY DESCRIPTION

Now pre-leasing at 3801 W 51st Street, a brand-new industrial development located in Tulsa's established west side industrial submarket. This modern 10,500 SF facility offers an ideal mix of warehouse and office space for manufacturers, distributors, contractors, or service providers seeking a functional, image-conscious location directly off of the I44 & I244 exchange.

OFFERING SUMMARY	
Lease Rate:	Negotiable
Available SF:	+/- 10,500 SF
Lot Size:	+/- 1.74 Acres
Building Size:	+/- 10,500 SF
Zoning:	IM
Flood Zone:	Zone X (Area of Minimal Hazard)

## PROPERTY FEATURES

### Construction:

Metal frame with concrete slab foundation  
+/- 1,000 SF of Office Buildout included in Rate  
240v 3 Phase Electric 200amps service  
22' Clear height to the eaves  
LED Lighting throughout  
Radiant tube heaters in Warehouse

### Loading:

Four (4) Grade level doors - 14'  
One (1) Dock high door with leveler - 10'

### Miscellaneous:

Eleven (11) stripped parking spots  
Paved & Gravel Lay down yard space  
Partially fenced and gated

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Additional Photos



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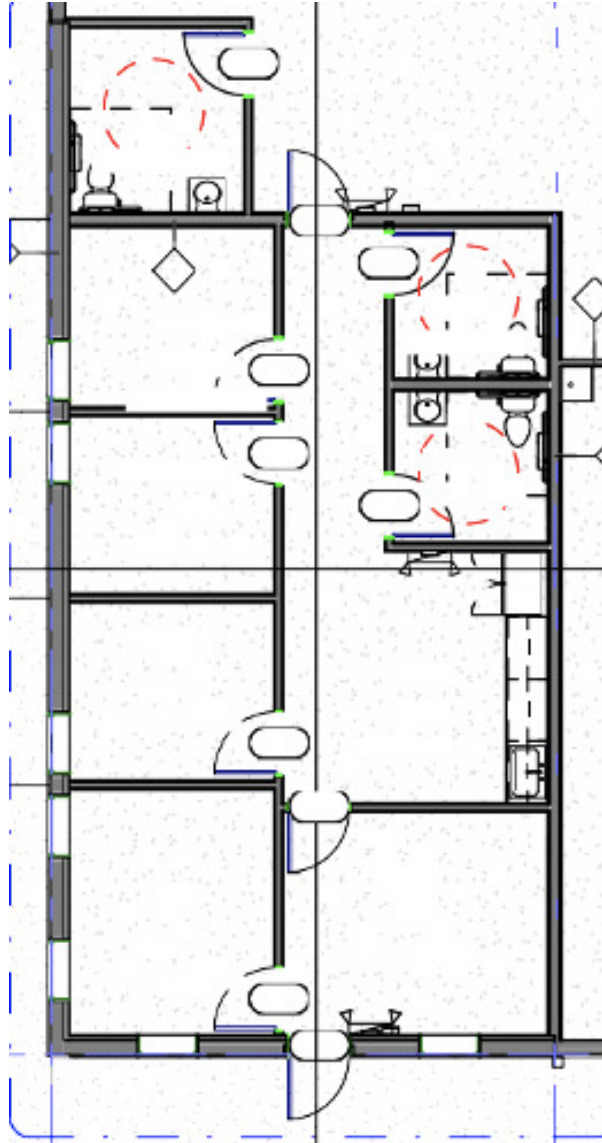
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Office Floor Plan



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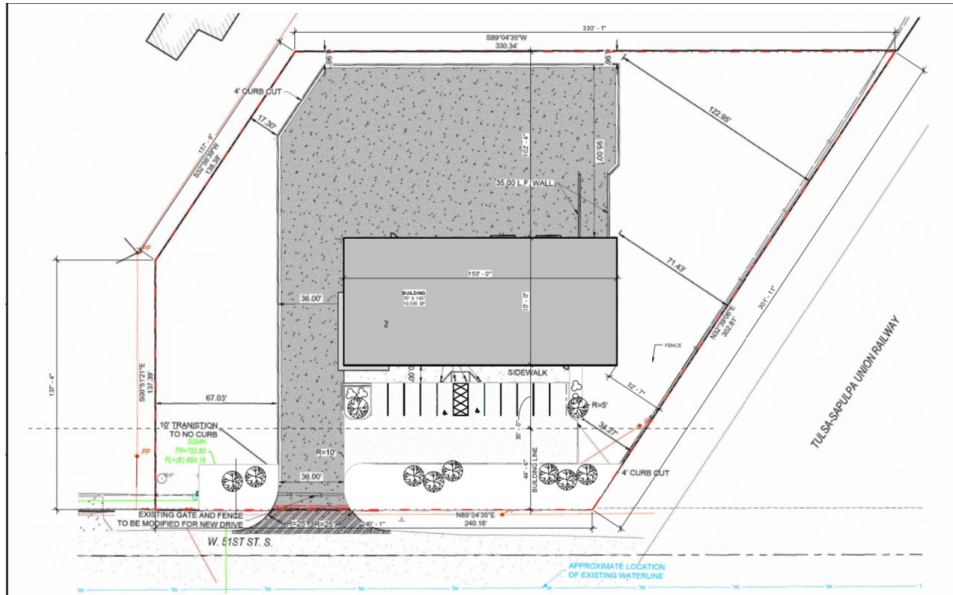
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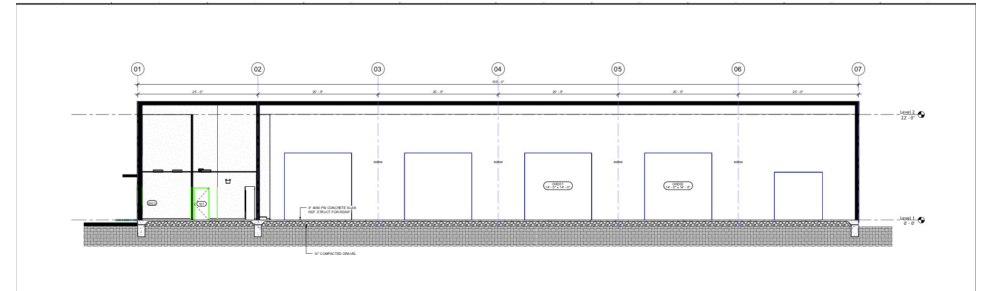
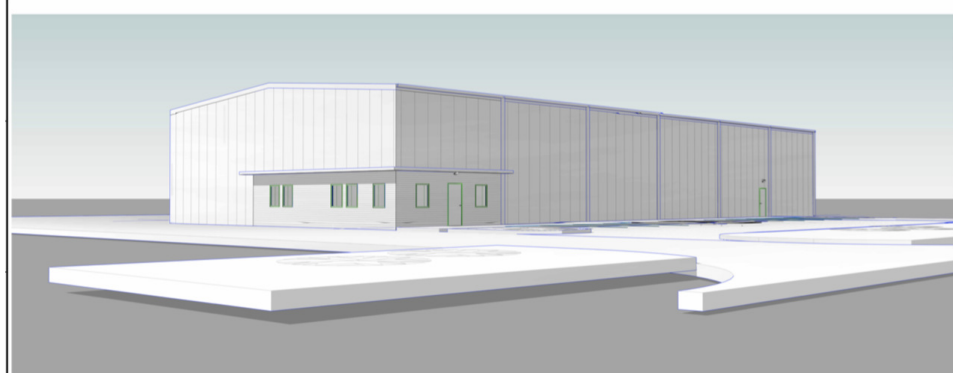
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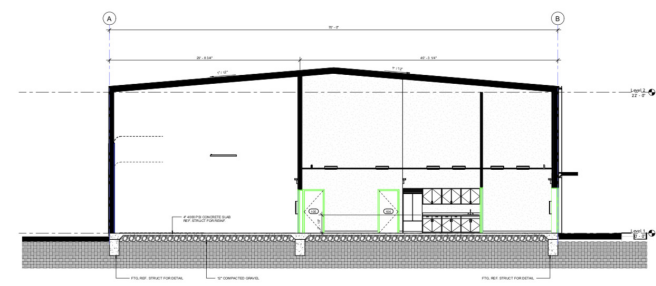
Building Specs



1 Site Plan  
Scale: 1/8" = 1'-0"



1 Building Section  
Scale: 1/8" = 1'-0"



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Location Map



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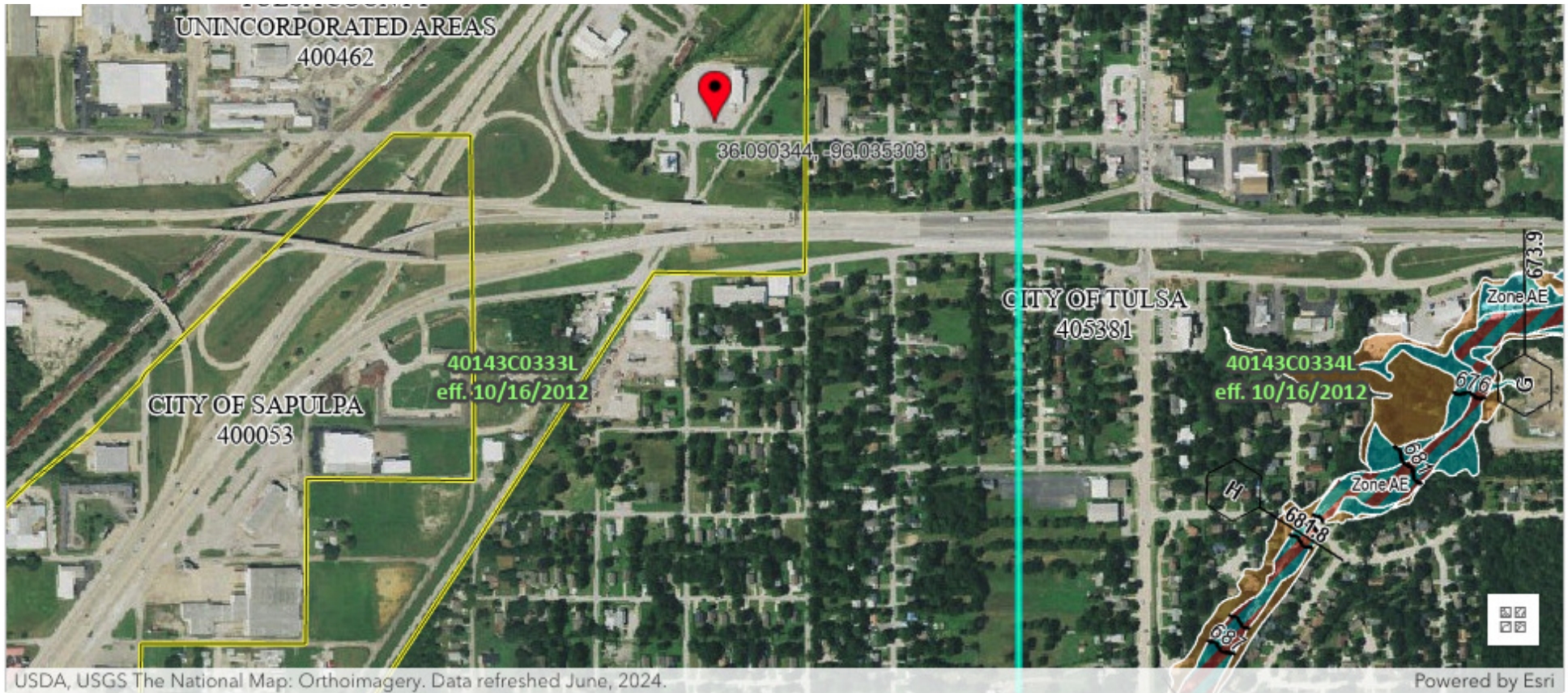
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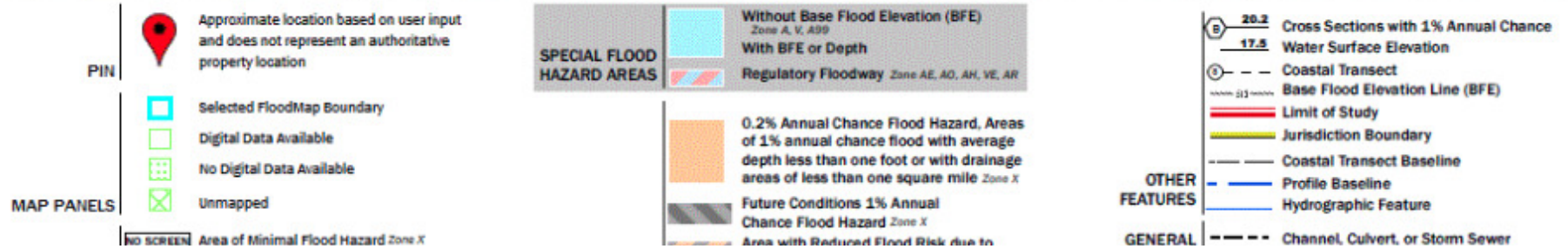
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FEMA Flood Map



USDA, USGS The National Map: Orthoimagery. Data refreshed June, 2024.

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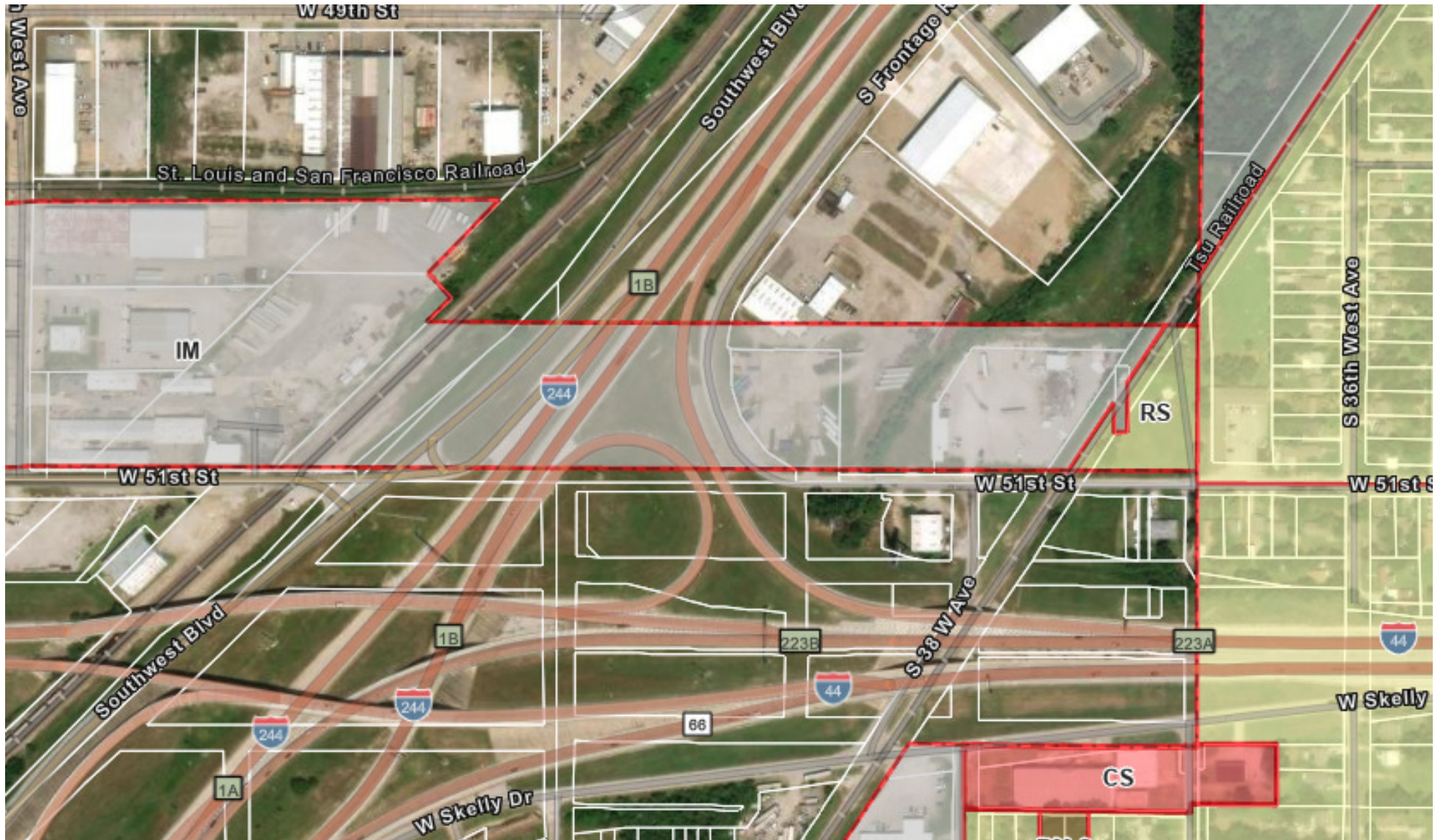
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Zoning Map



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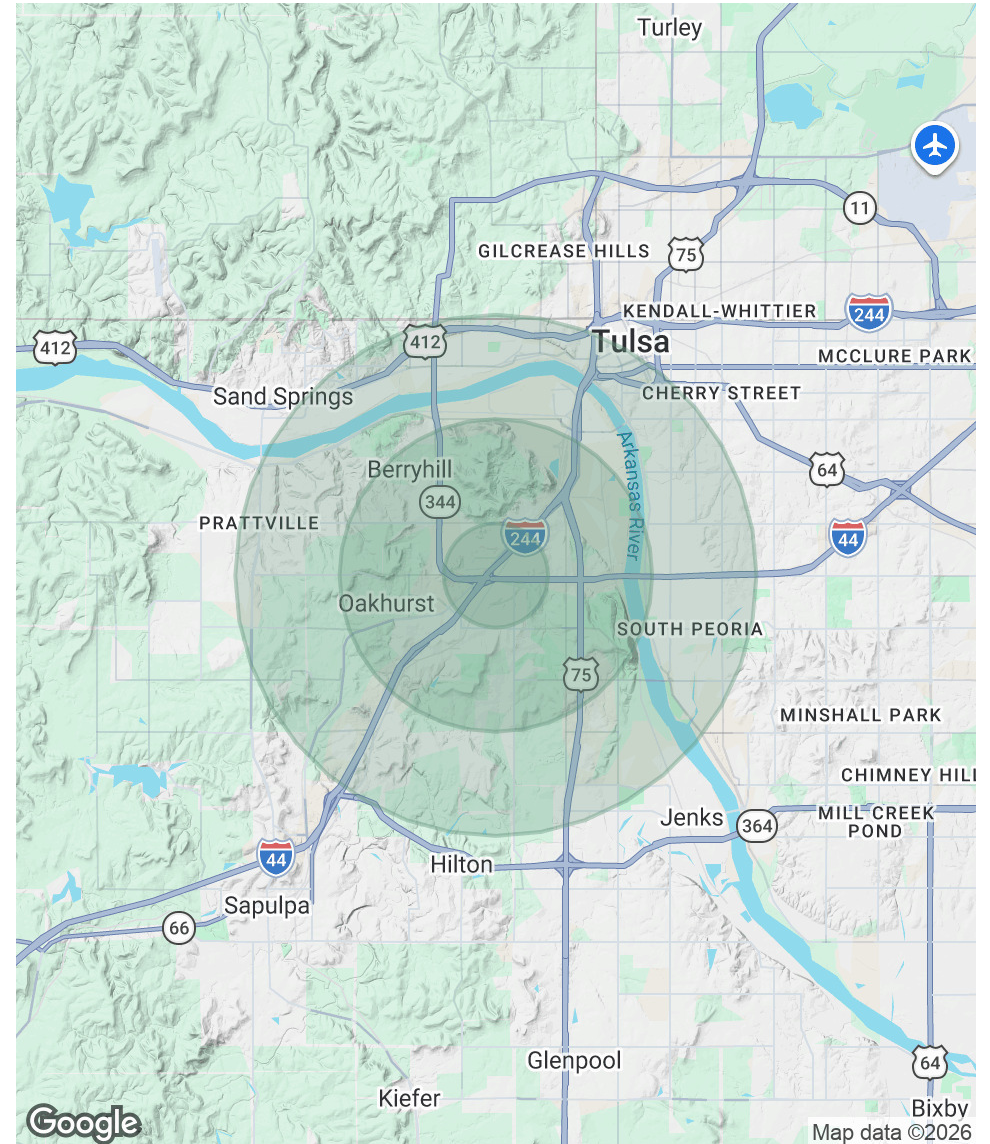
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## Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,304	25,671	107,291
Average Age	38	40	40
Average Age (Male)	38	38	39
Average Age (Female)	39	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,106	10,334	48,815
# of Persons per HH	2.5	2.5	2.2
Average HH Income	\$57,212	\$74,937	\$90,048
Average House Value	\$136,746	\$234,898	\$307,830

2020 American Community Survey (ACS)



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Meet the Team



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Executive Vice President

Cell: 918.853.7337  
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Vice President

Cell: 832.689.7095  
kburghoff@mcgrawcp.com



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DISCLAIMER: This information has been obtained from sources deemed reliable. MCP has not verified this data for accuracy and assumes no responsibility for errors or omissions in any content. You and / or your advisors should conduct a thorough, independent investigation of the property to confirm all information and the suitability of the property for your needs.

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