

Two Industrial Buildings For Sale/Lease

14360 S. 4070 Rd
Oologah, OK
74053

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Property Summary



Location Description

Strategically located just off US Highway 169, this 6.37-acre industrial/commercial property offers excellent accessibility between Tulsa, Owasso, Claremore, and Oologah Lake markets. Positioned in the rapidly growing North Tulsa / Rogers County corridor, the site provides convenient north-south connectivity for logistics, manufacturing, storage, contractor operations, and service-based users. The property benefits from quick access to Highway 169 frontage, allowing efficient movement to the Tulsa metro, Tulsa International Airport, and major regional transportation routes. Its location in Oologah's expanding industrial and rural commercial corridor offers users the advantage of lower operating costs, large land area, and room for outdoor storage or future expansion, while still maintaining close proximity to the Tulsa MSA workforce and customer base.

Offering Summary

Sale Price:	\$650,000
Lease Rate:	\$6 SF/yr (NNN)
Number of Units:	2
Available SF:	5,000 - 7,500 SF
Lot Size:	6.37 Acres
Building Size:	12,500 SF

Property Highlights

- 6.37-acre industrial / rural commercial site
- Two metal-frame buildings with concrete slab construction
- Excellent fit for owner-users, contractors, fabrication, storage, and light industrial operations
- Ample yard area for outside storage, equipment lay down, trailer parking, or future expansion
- Convenient access to US Hwy 169 and the North Tulsa / Rogers County corridor

Property Description



Property Description

Situated on 6.37 acres in the growing Oologah industrial corridor, this well-improved industrial property offers a rare combination of functional shop space, excess land, and room for outside storage or future expansion.

The site features two metal-frame buildings on concrete slab foundations, ideal for owner-users, contractors, light manufacturing, fabrication, storage, service operations, or rural commercial users.

Building 1 is the primary improvement and is equipped for heavier operational use with 15' eave heights, a 6" reinforced concrete slab, 240V 3-phase / 600-amp power, and a G4 wind rating. Climate control includes two 150,000 BTU furnaces and two 5-ton HVAC units, complemented by spray foam insulation for improved energy efficiency. Access is provided by one 12' x 12' grade-level overhead door, allowing efficient loading and equipment movement.

Building 2 provides additional support for secondary warehouse/shop space with 16' eave heights, a 4" concrete slab, and one 10' x 10' grade-level overhead door, making it well-suited for overflow storage, maintenance operations, or tenant flexibility. The expansive acreage creates significant value through yard space, trailer parking, lay down area, equipment storage, or future building expansion, a highly desirable feature for industrial and contractor users in the North Tulsa / Rogers County market.

Lease Spaces



Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	5,000 - 7,500 SF	Lease Rate:	\$6 SF/yr

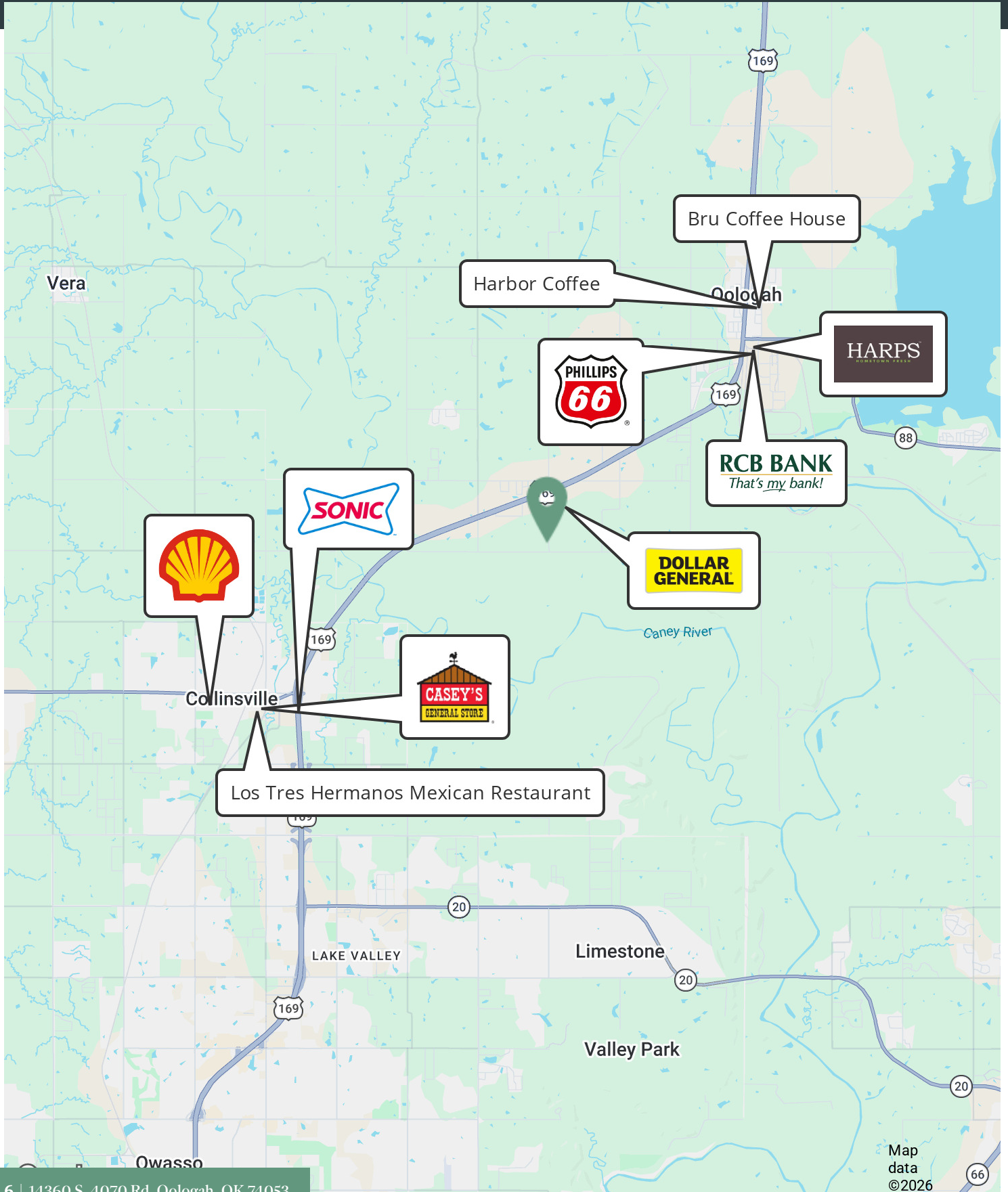
Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate
Building 1	Available	5,000 SF	NNN	\$6.00 SF/yr
Building 2	Available	7,500 SF	NNN	\$6.00 SF/yr

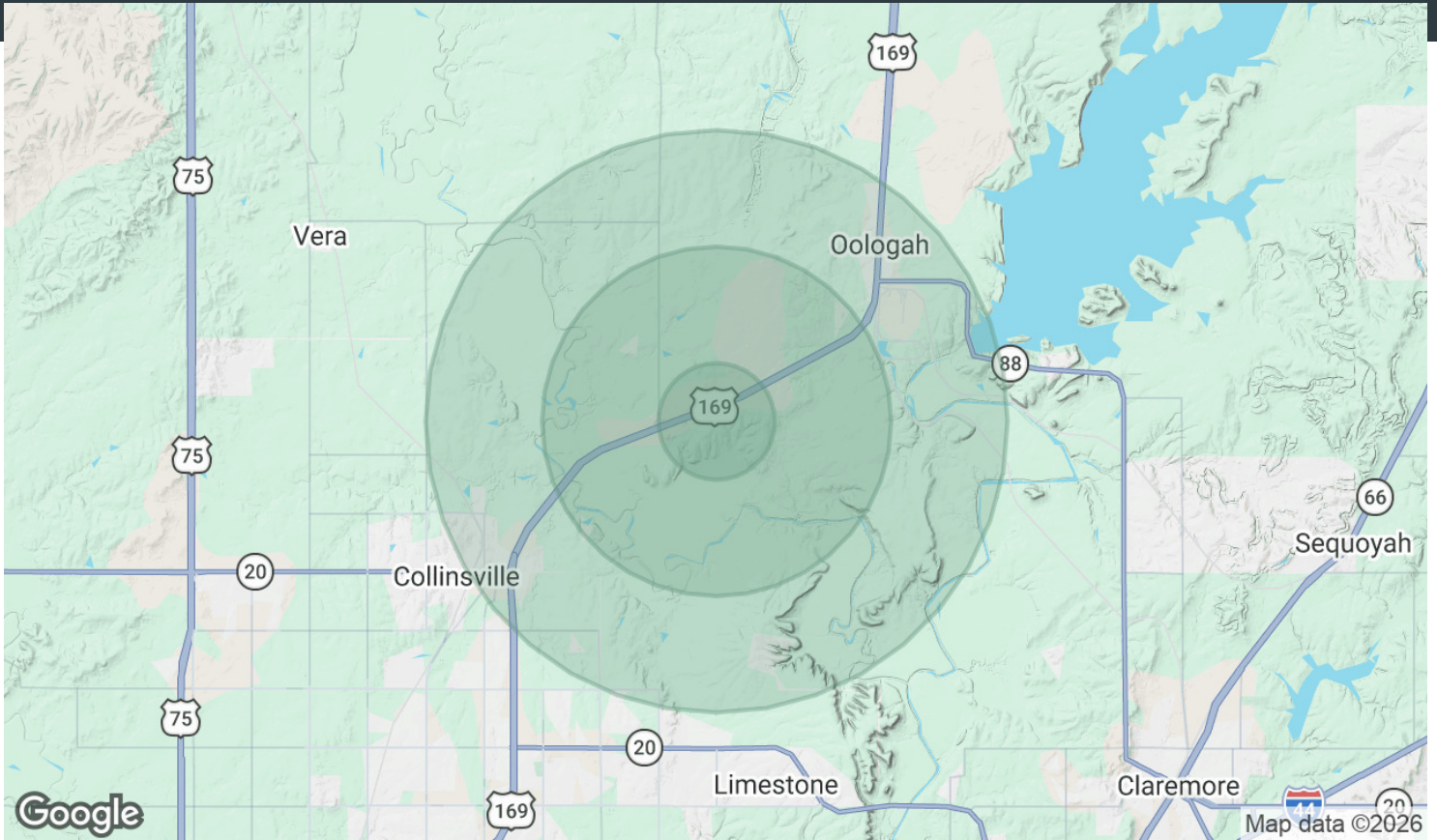
Additional Photos



Location Map



Demographics Map & Report



Population	1 Mile	3 Miles	5 Miles
Total Population	278	3,156	11,158
Average Age	39.5	39.1	39.5
Average Age (Male)	40.8	39.5	39.3
Average Age (Female)	37.6	38.4	39.8

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	93	1,043	3,839
# of Persons per HH	3.0	3.0	2.9
Average HH Income	\$102,658	\$111,789	\$109,699
Average House Value	\$228,549	\$239,239	\$239,725

2023 American Community Survey (ACS)

Contact

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