



MCGRAW COMMERCIAL PROPERTIES PRESENTS

620 SOUTH LINDEN STREET

Sapulpa, Oklahoma 74066 | Creek County

365,109 SF

TOTAL BUILDING AREA

15.66 AC

TOTAL LAND AREA

12 Doors

DOCK-HIGH LOADING

Contact Broker

FOR PRICING & TERMS

Sale or Lease

OWNER-USER OPPORTUNITY

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EXECUTIVE SUMMARY



McGraw Commercial Properties is pleased to present **620 S. Linden Street** — a **365,109 SF** single-tenant industrial building situated on **15.66 acres** in Sapulpa, Oklahoma, approximately 14 miles southwest of downtown Tulsa via I-44. The offering is available for purchase by an owner-user or investor, and is also available for lease, with the full building deliverable within 30 days of an executed agreement.

Originally constructed in 1914–15 as **Plant No. 1 of the Bartlett-Collins Glass Company** — one of four glass manufacturers that earned Sapulpa its historic nickname, "The Crystal City of the Southwest" — the facility has been continuously improved and expanded over more than a century of industrial use, with the bulk of the current building fabric dating to a major 1963 build-out. The asset offers a rare combination of large contiguous floorplate, heavy legacy infrastructure, and a generous 15.66-acre site that is difficult to replicate in-town today.

The building is currently configured for warehousing and distribution, most recently home to a promotional-products distributor and now a liquidation/auction warehouse operator. With Tulsa-area industrial vacancy running below 3% and large-block product scarce throughout the metro, 620 S. Linden offers a rare opportunity to control a substantial single-tenant industrial asset at an attractive basis.

THE OFFERING

RARE SCALE

365,109 SF under one roof — one of the largest single-tenant industrial blocks available in the greater Tulsa MSA.

FLEXIBLE DEAL STRUCTURE

Available for sale to an owner-user or investor, and also available for lease — full building, single tenancy.

LEGACY INDUSTRIAL INFRASTRUCTURE

Heavy original utility build-out — multiple electrical services, compressed air, sanitary sewer, and fire protection systems sized for 24/7 manufacturing.

RAIL-ADJACENT SITE

Active Frisco/BNSF rail corridor runs directly along the property's western boundary.

SUBSTANTIAL LAND BASE

15.66 acres provides fenced outdoor storage, laydown, and expansion capacity rarely available in-town.

TIGHT TULSA-AREA MARKET

Tulsa-area industrial vacancy has run below 3% — sustained scarcity of large-block product across the metro.

LOCATION ADVANTAGE

Creek County seat · ±14 miles SW of Downtown Tulsa via I-44
Turner Turnpike (I-44) & Creek Turnpike (SH-364) both originate at Sapulpa
Historic Route 66 runs directly through town · 1M+ Tulsa MSA population



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ASSET OVERVIEW

PROPERTY SPECIFICATIONS

Property Address	620 S. Linden Street, Sapulpa, OK 74066
County	Creek County, Oklahoma
Recorded Owner	Swicks Distribution LLC
Total Building Area	±365,109 SF
Total Land Area	15.66 Acres (multiple contiguous parcels)
Number of Stories	2 Stories Above Grade — Plus Significant Subterranean Space (2-3 Levels Throughout)
Year Built	1963 major build-out (site improved since 1915)
Construction	Steel / Stud Frame, Metal Siding
Tenancy	Single — Owner-User or Investment Sale
Loading	12 Dock-High Doors; 1 Drive-In / Grade-Level Door
Parking	±0.82 Spaces / 1,000 SF
HVAC	Radiant space heat (majority); thru-wall heat pump (46,000 SF bay)
Rail Access	Adjacent to active Frisco/BNSF rail corridor (west boundary)
Zoning	Industrial — City of Sapulpa
Legal / Plat	Bartlett Addition (Creek County)

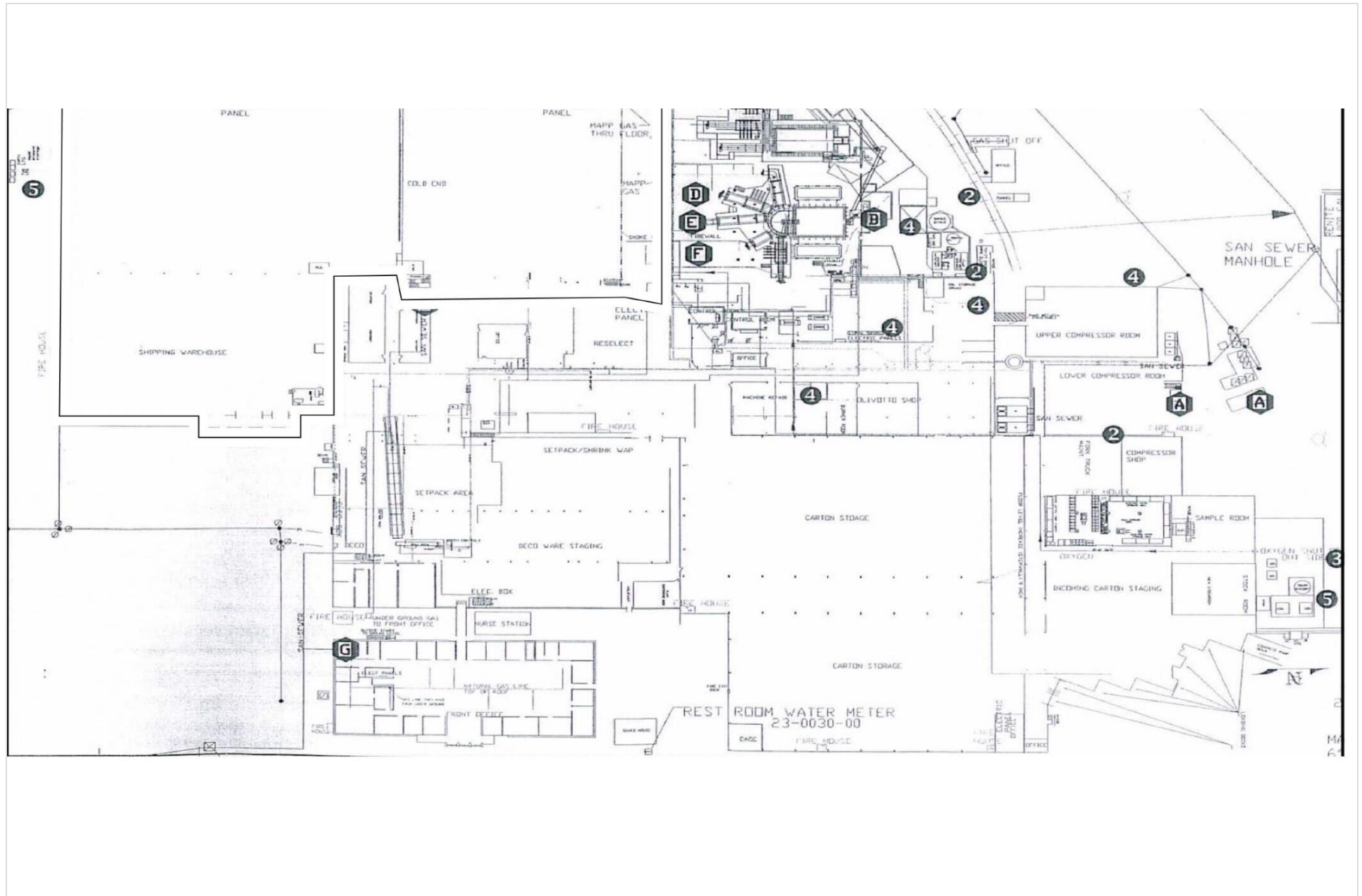


BUILDING COMPONENT BREAKDOWN

COMPONENT	SF	NOTES
Main Plant Building	133,239	Original / core manufacturing structure
Office / Administration Wing	25,072	Front office, nurse station, restrooms
Warehouse Addition	48,100	Stud frame, metal siding
Warehouse Addition	46,000	Thru-wall heat pump HVAC
Warehouse Addition	27,500	Stud frame, metal siding
Warehouse Addition	24,000	Stud frame, metal siding
Warehouse Addition	19,500	Stud frame, metal siding
Warehouse Addition	14,408	Stud frame, metal siding
Warehouse Addition	14,040	Stud frame, metal siding
Warehouse Addition	8,250	Stud frame, metal siding
Warehouse Addition	5,000	Stud frame, metal siding
Total	365,109 SF	15.66 Acres

Source: Creek County Assessor commercial improvement records. Component breakdown per assessor building sketch; prospective purchasers should independently verify all areas and conditions.

Shipping Warehouse · Cold End · Carton Storage · Compressor Rooms · Front Office



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PROPERTY OVERVIEW



FRONT ENTRANCE & OFFICE WING



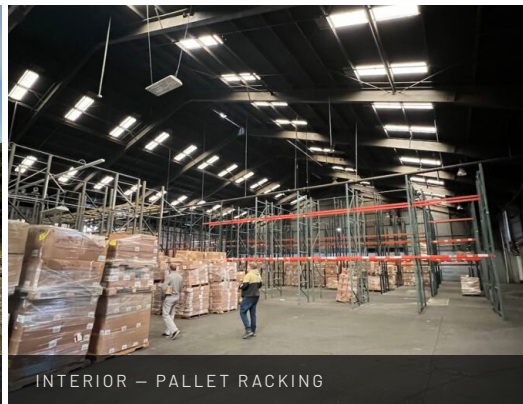
LOADING COURT



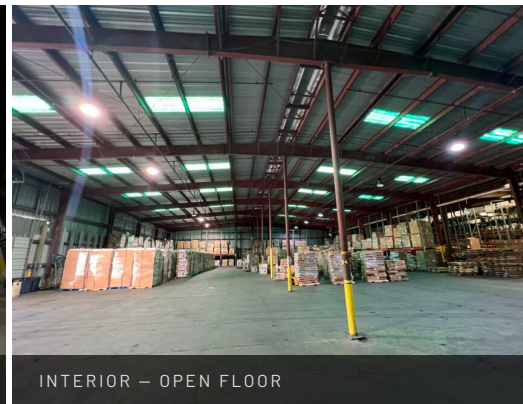
REAR YARD



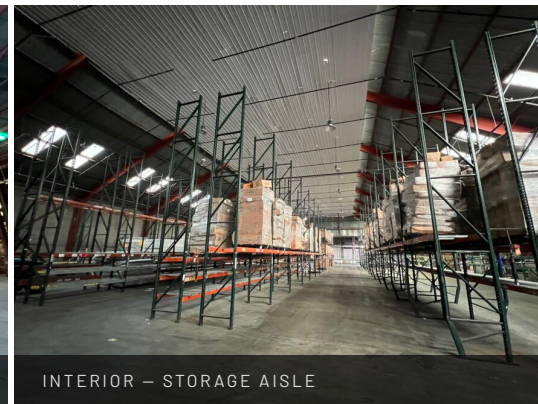
SITE / FENCE LINE



INTERIOR – PALLET RACKING



INTERIOR – OPEN FLOOR

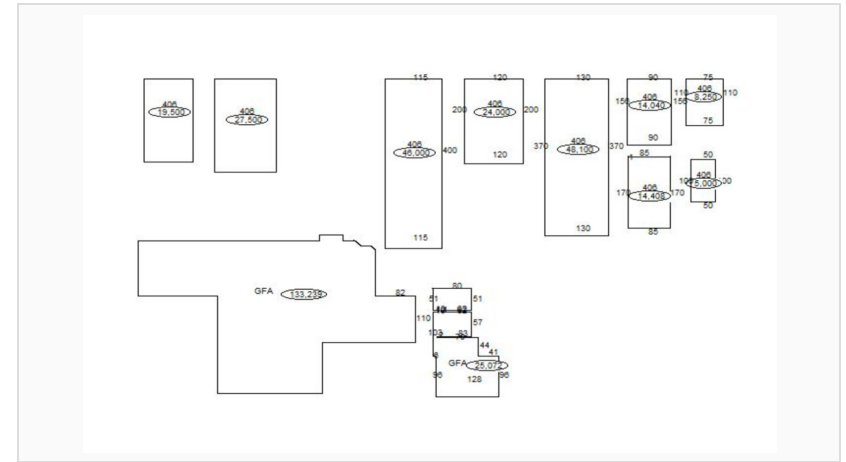


INTERIOR – STORAGE AISLE



FULL SITE AERIAL – HISTORIC BARTLETT-COLLINS GLASS COMPLEX, S. LINDEN STREET

BUILDING FOOTPRINT



Per Creek County Assessor sketch – component square footage labeled by building.

LOCATION



15.66 Acres · Multiple Contiguous Parcels · Frisco/BNSF Rail Corridor Along West Boundary



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REGIONAL OVERVIEW

1M+

TULSA MSA POPULATION

23.3K

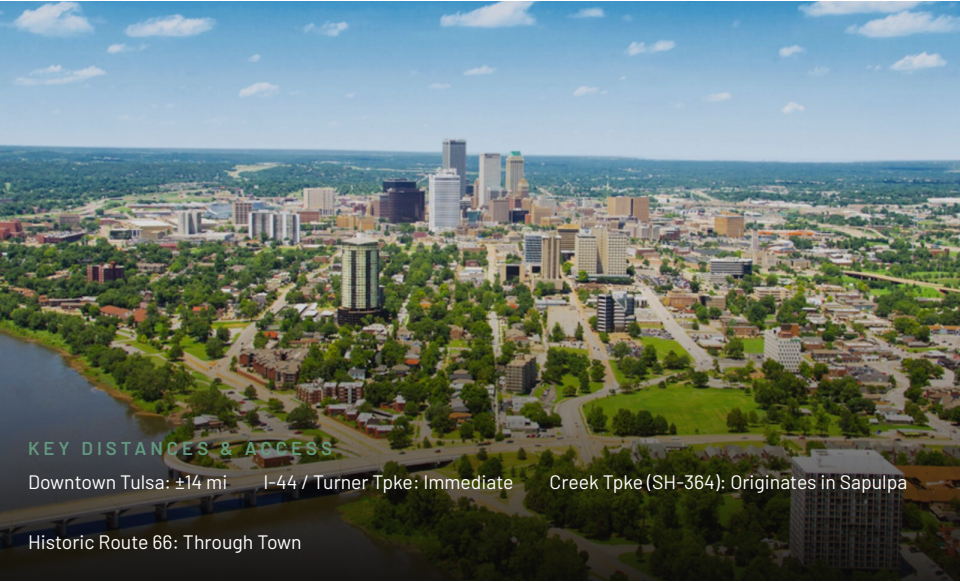
SAPULPA POPULATION

14 Mi

TO DOWNTOWN TULSA

<3%

TULSA-AREA INDUSTRIAL VACANCY



SAPULPA, OKLAHOMA

Sapulpa is the county seat of Creek County and sits at the western edge of the Tulsa metropolitan area, which is home to over **1 million residents**. The Turner Turnpike (I-44) and the Creek Turnpike (SH-364) – Tulsa's southern and eastern bypass – both originate at Sapulpa, giving the site immediate, multi-directional highway access. Historic Route 66 runs directly through town, and an active Frisco/BNSF rail corridor parallels the site's western boundary.

Manufacturing remains one of Sapulpa's top employment sectors, and the city's deep industrial roots – once home to four separate glass-manufacturing plants – continue to shape its workforce and built environment today. With Tulsa-area industrial vacancy running below 3%, large-block, rail-adjacent product like 620 S. Linden is in genuinely short supply.

SAPULPA & TULSA-AREA HIGHLIGHTS

INDUSTRIAL

Sub-3% Vacancy – Tulsa-area industrial vacancy has run below 3% (Legacy Property Advisors, Nov. 2025), reflecting sustained scarcity of large-block industrial space across the metro.

HERITAGE

"Crystal City of the Southwest" – Sapulpa was once home to four glass-manufacturing plants, including Bartlett-Collins at this very site, giving the city a century-long industrial identity.

ACCESS

Two Turnpikes Originate Here – The Turner Turnpike (I-44) and Creek Turnpike (SH-364) both begin at Sapulpa, providing direct routes into downtown Tulsa and around the metro's south/east side.

ROUTE 66

On Historic Route 66 – Sapulpa's downtown sits directly on the historic alignment, supporting steady regional visibility and tourism-driven traffic.

KEY DEMOGRAPHICS

POPULATION & INCOME BY GEOGRAPHY

Geography	Population	Median HH Income
Sapulpa (City)	23,297	\$63,817
Creek County	71,754	—
Tulsa MSA (Metro)	1,000,000+	\$69,359

SAPULPA KEY STATISTICS

Metric	Figure	Source
Avg. Commute Time	~22 min	Data USA
Top Employment Sector	Healthcare, Retail, Manufacturing	Data USA
Manufacturing Employment	~1,298 residents	Data USA
Population Growth Rate	~1.4% / yr	U.S. Census Est.
County Seat	Sapulpa (Creek County)	—

MARKET & CONNECTIVITY

TULSA-AREA INDUSTRIAL FUNDAMENTALS

Metric	Figure
Tulsa-Area Industrial Vacancy	Below 3% (Nov. 2025)
Highway Access	I-44 (Turner Tpke) & SH-364 (Creek Tpke)
Rail Access	Frisco/BNSF corridor at west property line
Distance to Downtown Tulsa	±14 Miles via I-44
Property Tax Assessment (Total)	\$160,444

Nearby & Regional Anchors

Ascension St. John Sapulpa Hospital · Sapulpa Public Schools · Downtown Sapulpa Historic District · American Airlines MRO · QuikTrip HQ · Williams Companies (Tulsa MSA)

DISCLAIMER & CONFIDENTIALITY

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This Offering Memorandum is subject to potential errors, omissions, changes, or withdrawal without prior notice. It does not constitute a recommendation or endorsement regarding the Property's value by the Owner, Broker, or their respective sources. Prospective purchasers are strongly advised to formulate their own projections and arrive at their independent conclusions concerning the Property's value.

Despite the belief in the accuracy and reliability of the information contained herein, neither the Owner nor Broker guarantee its completeness or accuracy. The Property is offered in an "As Is" condition; prospective purchasers are strongly encouraged to conduct their own independent assessments. Professional guidance from engineering, environmental, legal, accounting, and other experts is recommended. The Owner expressly retains the right to reject any offer or terminate negotiations at any time, with or without notice.

EXCLUSIVELY LISTED BY

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