

4373 SOUTH 93RD EAST AVENUE

TULSA, OK 74145



JOSH LOVE

leasing and sales associate
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Lease Rate

\$8.00 SF/yr (NNN)

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PROPERTY DESCRIPTION

Total Space: 10,400 SF (Landlord willing to build an additional 5,000 SF warehouse to suit your needs)

Office Space: 2,500 SF

Warehouse Space: 7,900 SF

Lot Size: 1.08 Acres

Renovation: Full exterior and interior renovation completed in October 2024

Drive-In Access: 4 drive-in doors - one 10' x 12' and three 12' x 12'

Dock-High Access: 1 dock-high door

Clear Height: 12'-14'

Fenced Yard: Secure and expansive, perfect for outdoor storage or additional parking

Strategic Proximity: Located near ABC Supply and L&W Supply, making it ideal for businesses in the building materials industry.

Excellent Highway Access: Great proximity to the BA Expressway and Highway 169, ensuring easy transportation and logistics.

OFFERING SUMMARY

Lease Rate:	\$7.50 SF/yr (NNN)
Available SF:	10,400 - 15,400 SF
Lot Size:	1.08 Acres
Building Size:	10,400 SF

DEMOGRAPHICS

	0.25 MILES	0.5 MILES	1 MILE
Total Households	139	628	3,750
Total Population	362	1,712	8,829
Average HH Income	\$54,173	\$53,123	\$43,799

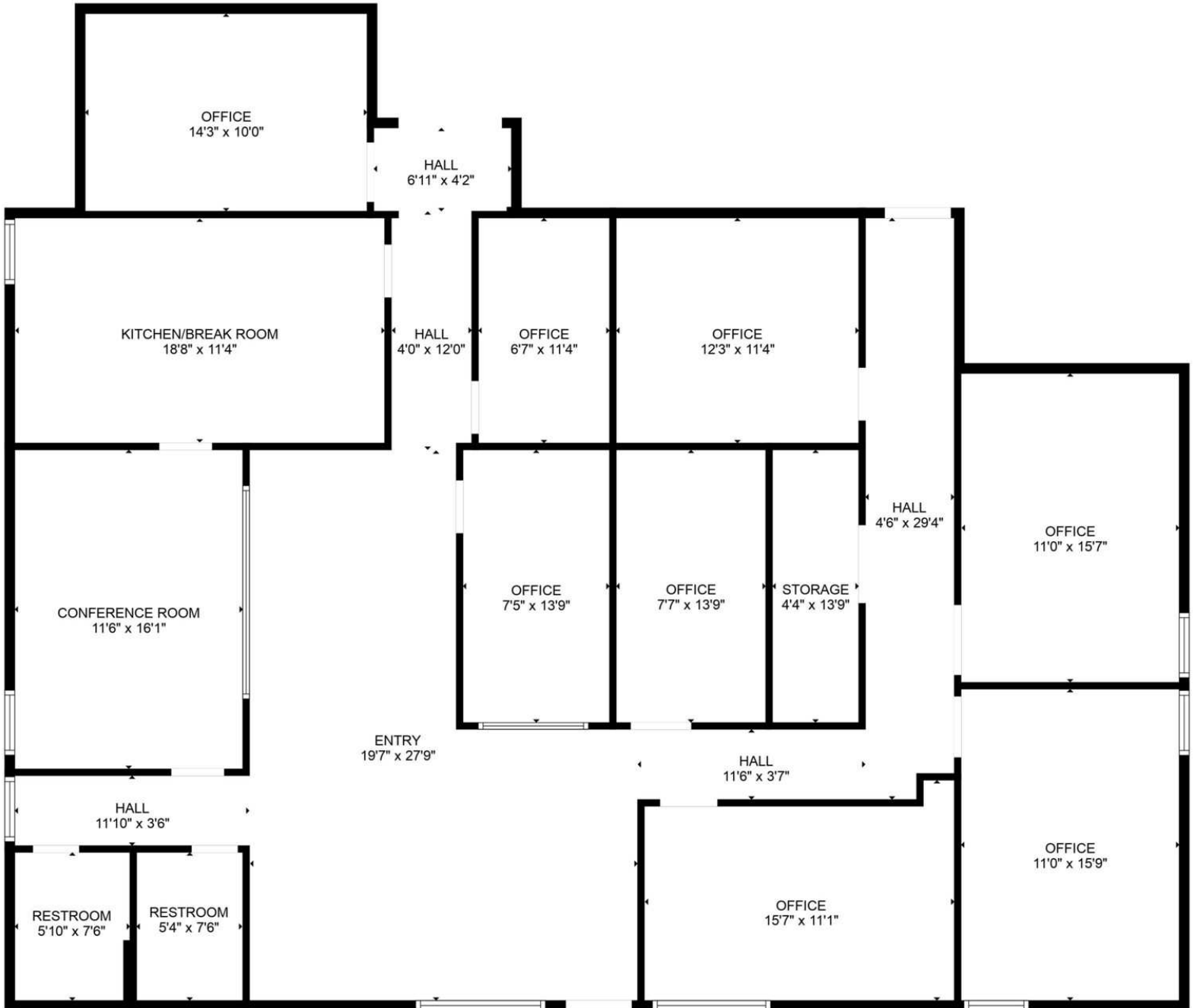
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OFFICE FLOOR PLAN FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

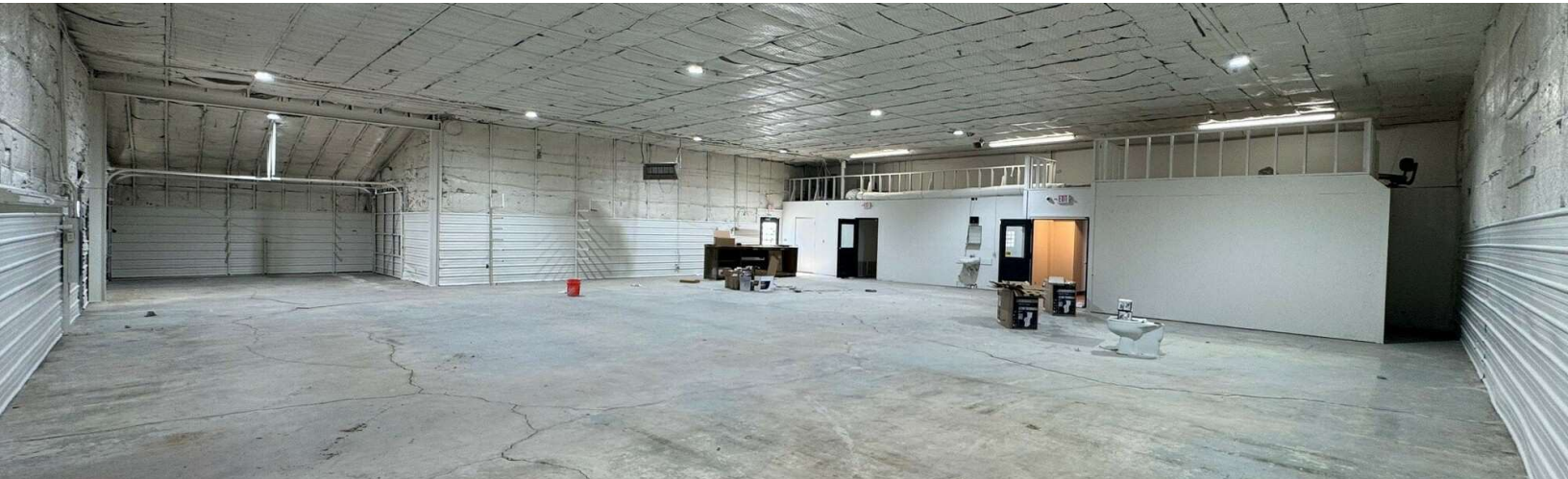
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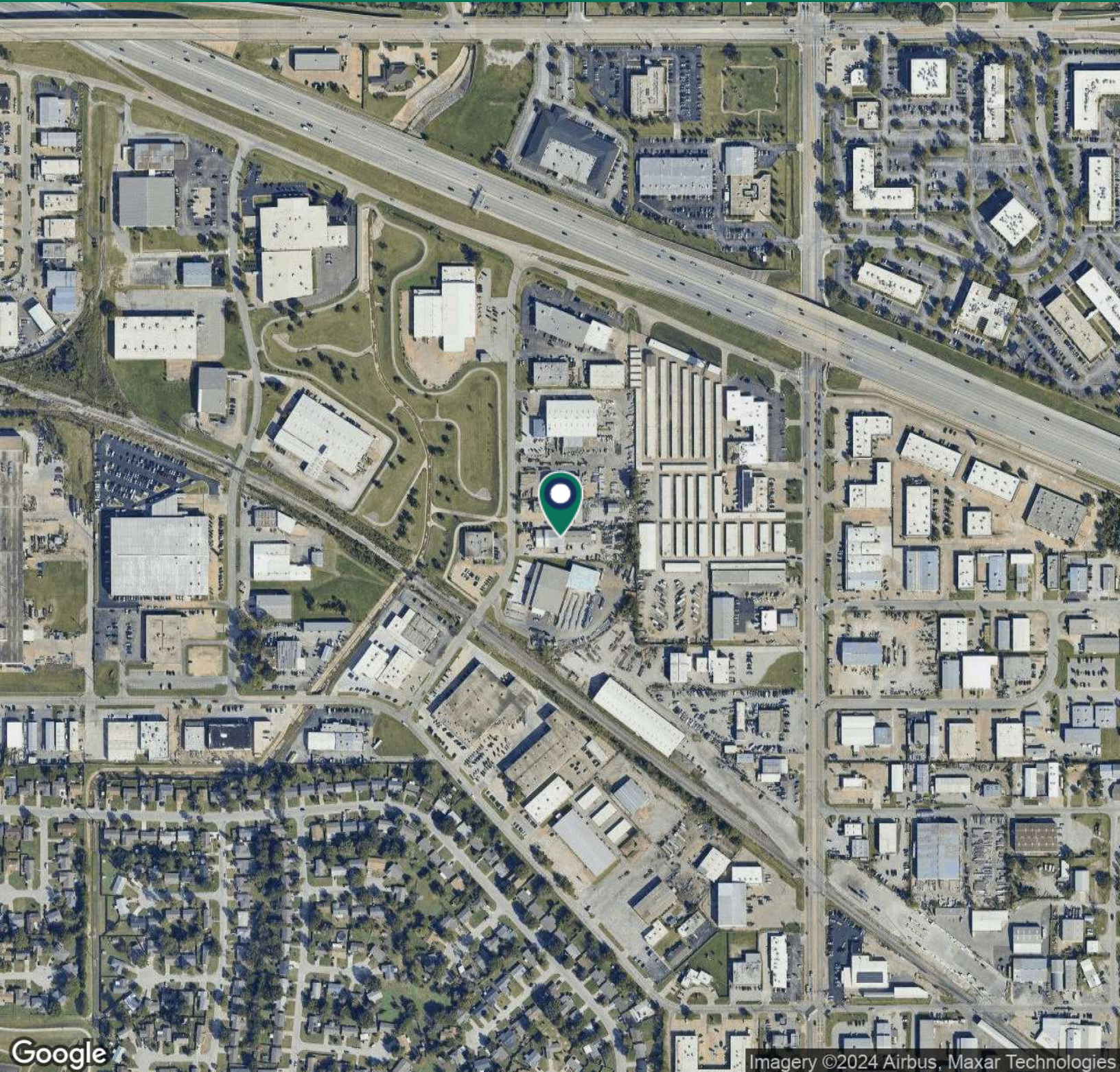
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	362	1,712	8,829
Average Age	31.1	30.9	32.3
Average Age (Male)	26.2	26.3	28.3
Average Age (Female)	34.2	33.8	34.9
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	139	628	3,750
# of Persons per HH	2.6	2.7	2.4
Average HH Income	\$54,173	\$53,123	\$43,799
Average House Value	\$105,373	\$96,516	\$94,160

2020 American Community Survey (ACS)

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