



Industrial / Office | For Lease | \$10.00 +NNN

4259 S. 76TH AVE TULSA, OK 74145



NEIL DAILEY, SIOR

Broker Associate

918.853.7337

ndailey@mcgrawcp.com

KALVIN BURGHOFF

Sales Associate

832.689.7095

kburghoff@mcgrawcp.com

Property Highlights

- Size: +/- 5,506 SF on 1.18 Acres
- Built-in 1968, remodeled in 2006
- Concrete block construction w/concrete slab foundation
- Zoned IL

WAREHOUSE:

- 480v, 3Phase, ~950 Amp service
- Suspended Gas Heaters (2)
- Climate controlled
- Loading: Two (2) 14' Grade Level Doors
- 16' Clear Height

CURRENT OFFICE BUILDOUT:

- Size: +/- 2,869 SF
- Four (4) hard walled offices, large conference room, open area, and two (2) large conference rooms.
- Security Systems and Cameras
- Three (3) Mens & Women's ADA-compliant Restrooms.
- Acoustical Tile Ceilings
- Climate Controlled

PARKING:

- 27 concrete striped spaces
- Fully paved yard & truck parking

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PROPERTY PHOTOS

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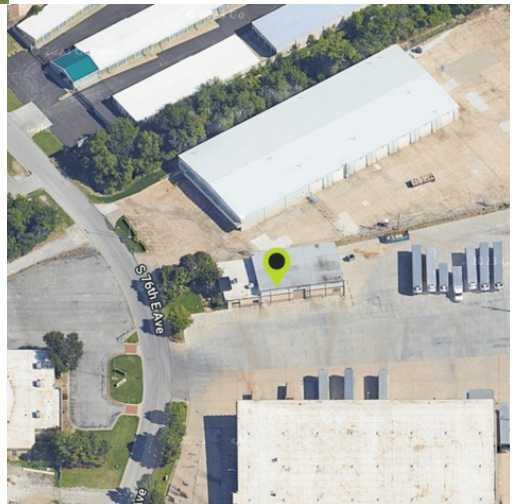
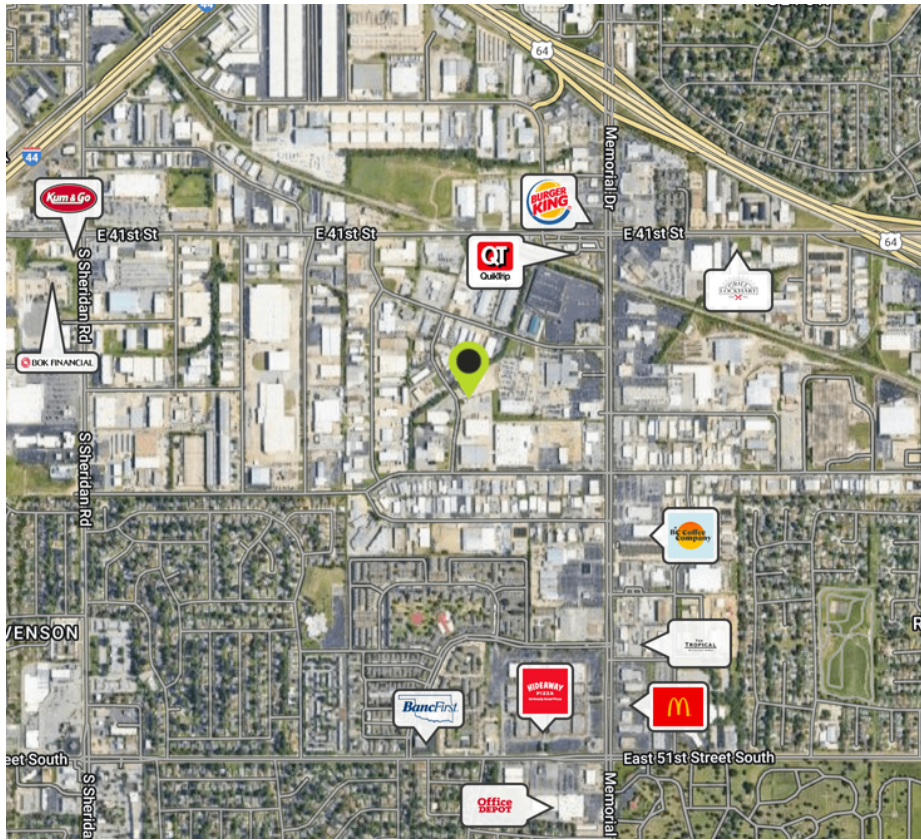
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LOCATION OVERVIEW

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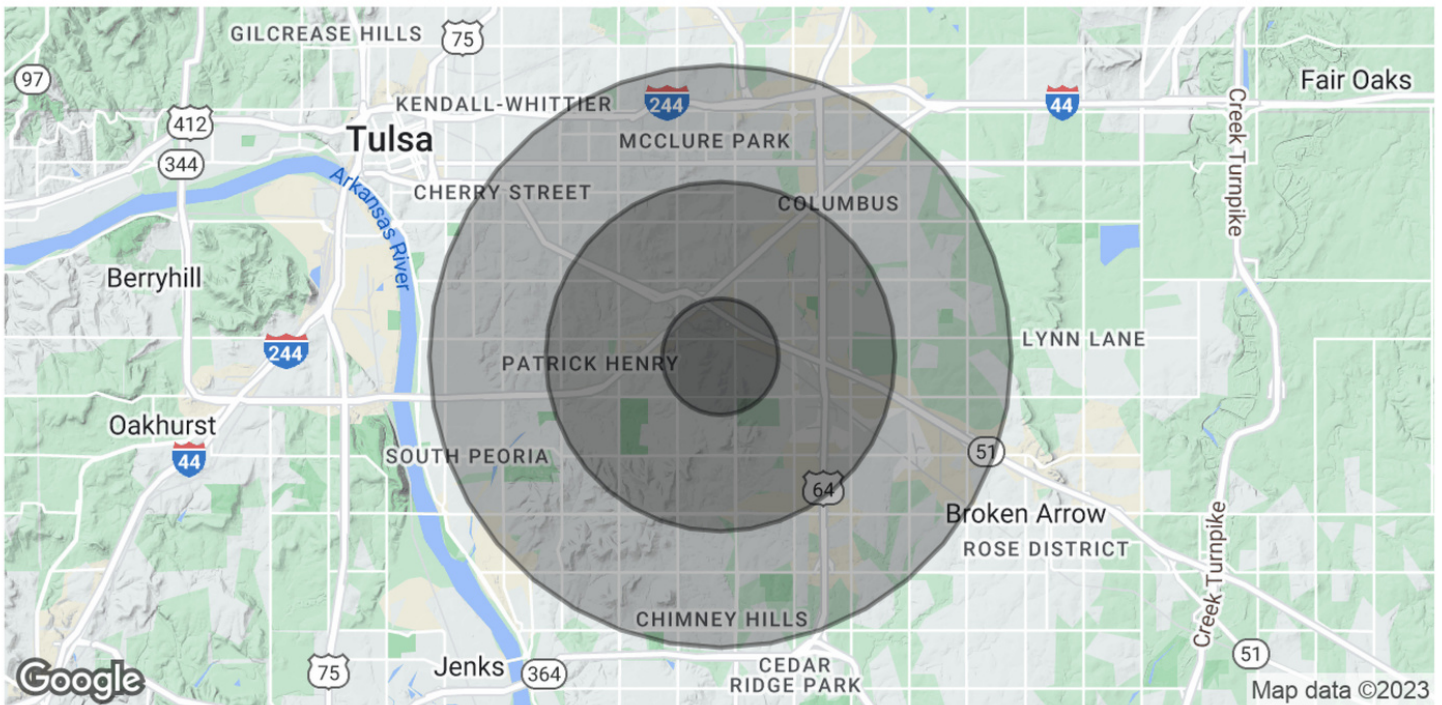
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COMMUNITY OVERVIEW

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,162	93,080	253,077
Average Age	35.1	37.5	37.6
Average Age (Male)	32.7	35.0	36.2
Average Age (Female)	37.0	39.4	39.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,794	44,242	116,747
# of Persons per HH	2.2	2.1	2.2
Average HH Income	\$51,044	\$59,024	\$74,649
Average House Value	\$113,340	\$136,968	\$165,905

* Demographic data derived from 2020 ACS - US Census