



19901 OK-51 Business Park

Broken Arrow, OK 74014



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Property Summary

Property Type	IL (Industrial Light)
Total Building SF (3 Buildings)	37,048 SF
Space Available	18,500 SF (Divisible)
Suite A1	8,500 SF (\$7.00/SF NNN)
Suite B2	10,000 SF (\$8.50/SF NNN)
Clear Height	24' new / 14' original
Year Built	1958, 1964, 2025

Property Overview

19901 OK-51 Business Park is a three-building, $\pm 37,048$ SF industrial campus on 2.30 acres with direct frontage on OK-51 in Broken Arrow. The new 20,000 SF warehouse, completed in 2025, offers 24' clear height, two 12' x 14' overhead doors, 480V three-phase power, and skylights. The original pre-engineered metal warehouse is fully fire-sprinklered with heavy-duty concrete floors and multiple drive-in doors, and includes 1,100 SF of recently renovated office. A paved yard and drive allow efficient delivery access and on-site staging.

Property Highlights

- Local ownership
- Build-to-suit office space
- OK-51 and Old Hwy 51 Frontage
- Low Operating Expenses (CAM)
- Immediate access to OK-51 and the Muskogee Turnpike, with paved yard/drive for deliveries and on-site staging
- Industrial vacancy: $\pm 1.8\%$
- Projected population growth: $\pm 9.5\%$ within 1 mile (2025–2030)
- Near Downtown Broken Arrow, the Tulsa MSA industrial cluster, and the Tulsa Ports of Catoosa and Inola

Traffic Counts

Street	VPD
OK-51	53,000
E 81st St S	10,808
Old Hwy 51	648

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Aerial Photos



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Suite A1



8,500 SF WAREHOUSE

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Suite B2



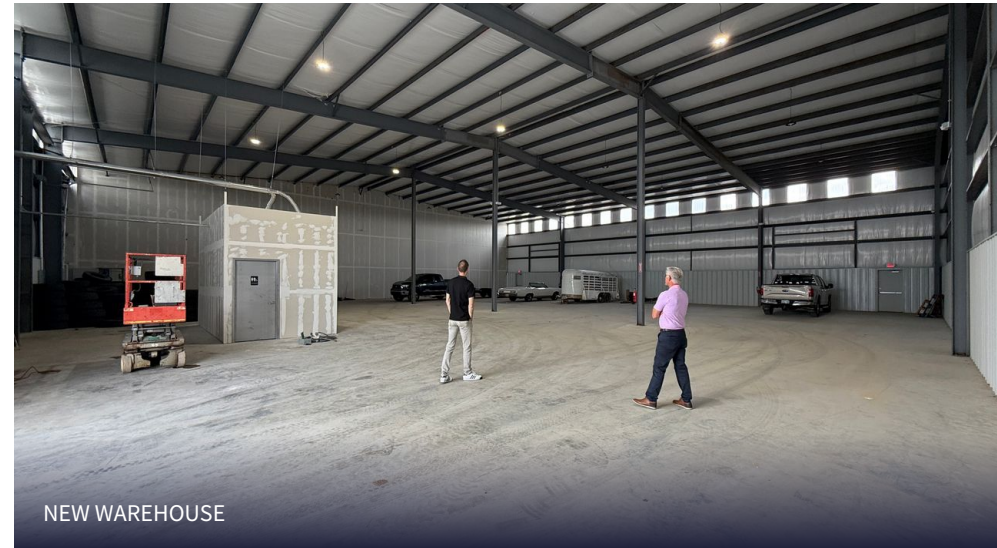
EXAMPLE OFFICE



CLEAR HEIGHT: 24'



EXAMPLE USE



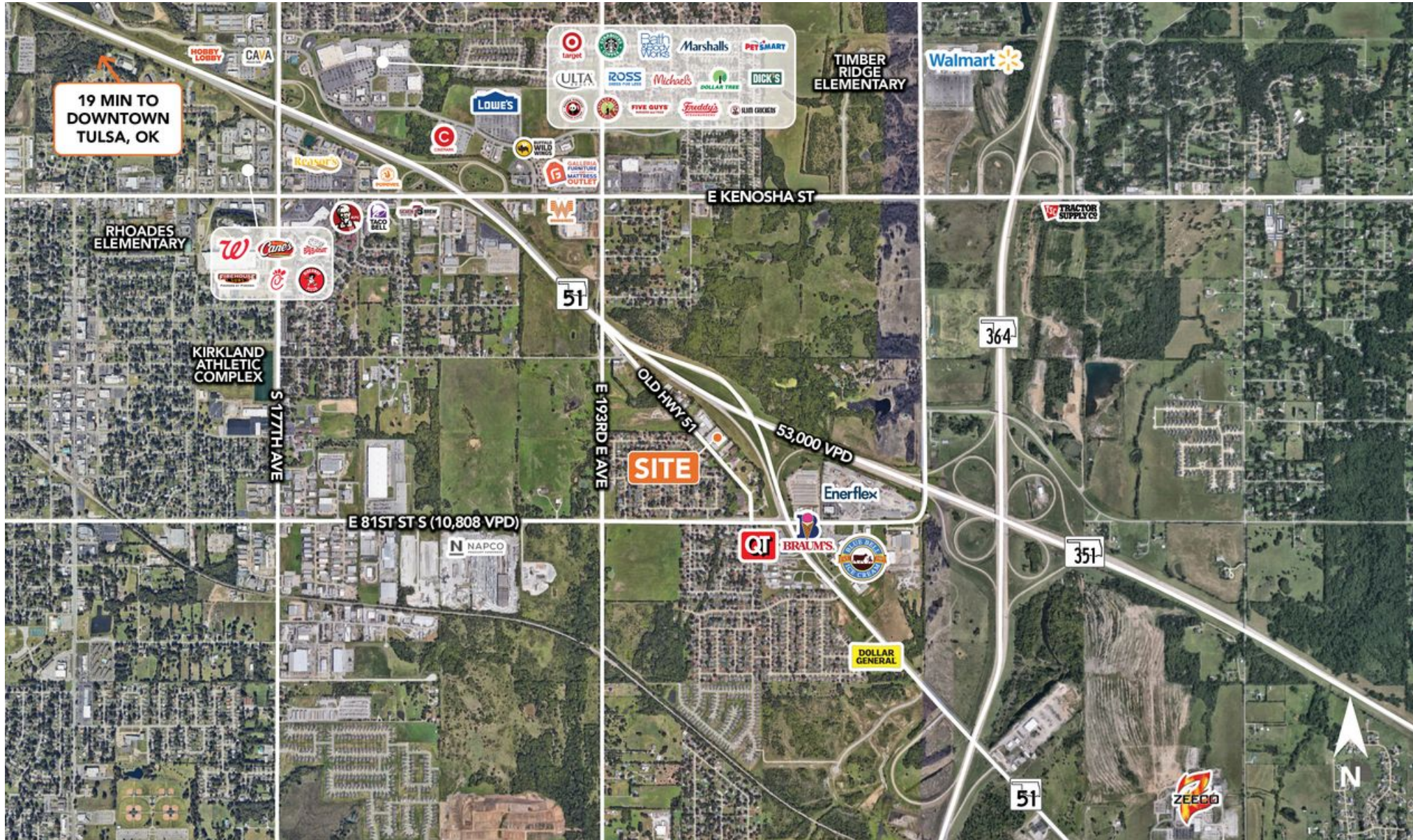
NEW WAREHOUSE

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2026 Demographics

1 Mile

3 Miles

5 Miles

Population

2,837

42,475

127,596

Households

1,035

16,993

48,100

Median Household Income

\$82,762

\$79,697

\$92,752

Average Household Income

\$100,516

\$100,526

\$118,409

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