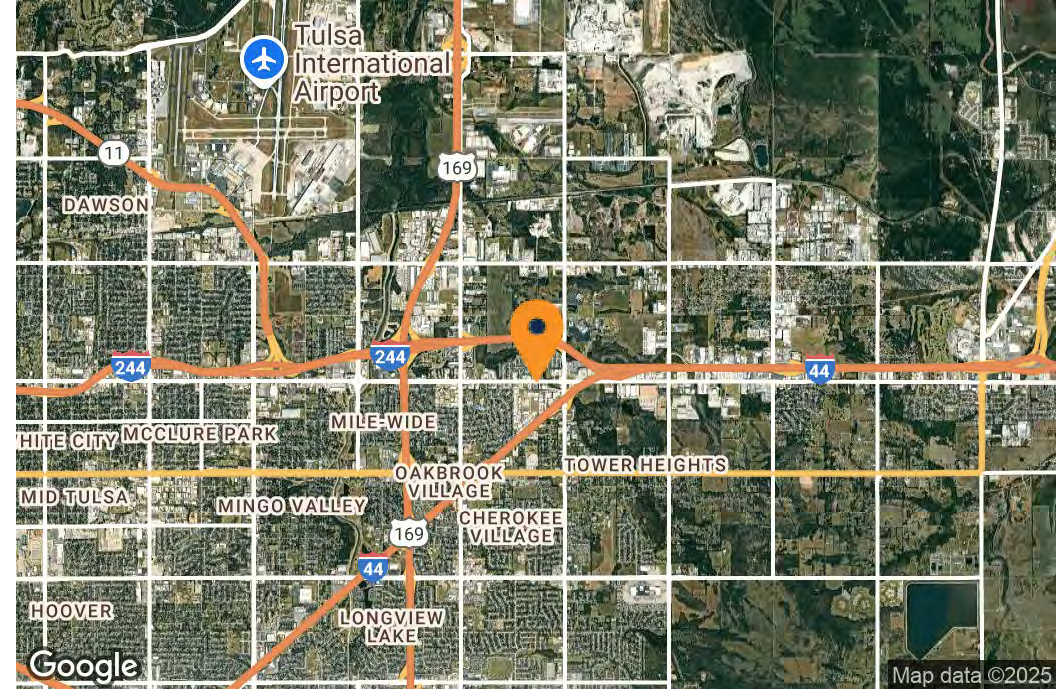


12337 E 1ST ST, TULSA, OK



Location Description

Located in Eastgate Industrial Park In the heart of Tulsa, OK, the area surrounding the property is an industrial hub with easy access to major transportation routes and the Tulsa Port of Catoosa. The location offers a dynamic blend of industrial infrastructure and urban conveniences, making it an ideal choice for Industrial, Warehouse or Distribution tenants.

Property Highlights

- 20,000 SF Freestanding PEMB FOR LEASE
- ±4,500 SF office (newly renovated)
- (2) 12'x14' drive-in doors
- (1) 8'x10' dock-high w/ exterior dockwell
- 18' - 22' clear height
- New LED lighting throughout
- Local ownership
- Low occupancy costs

Offering Summary

LEASE RATE:	\$7.00 SF/yr (NNN)
AVAILABLE SF:	20,000 SF
LOT SIZE:	1.45 Acres

Spaces

12337 E 1ST ST TULSA, OK 74128	\$7.00 SF/yr	20,000 SF
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Demographics

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	1,598	17,166	47,897
TOTAL POPULATION	4,546	47,647	125,707
AVERAGE HH INCOME	\$63,737	\$63,458	\$65,211



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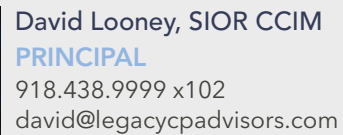


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Map data ©2025 Google Imagery ©2025 Airbus, Landsat / Copernicus,



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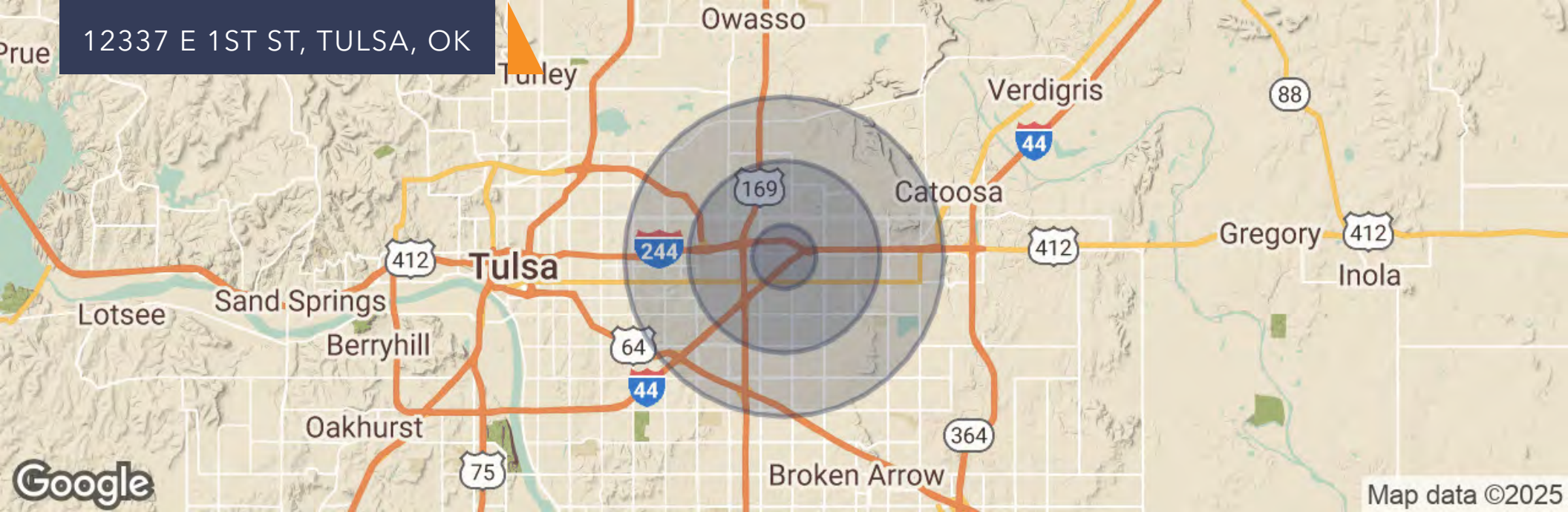


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Population

TOTAL POPULATION

1 Mile

4,546

3 Miles

47,647

5 Miles

125,707

AVERAGE AGE

36

36

37

AVERAGE AGE (MALE)

35

35

36

AVERAGE AGE (FEMALE)

37

36

37

Households & Income

TOTAL HOUSEHOLDS

1 Mile

1,598

3 Miles

17,166

5 Miles

47,897

OF PERSONS PER HH

2.8

2.8

2.6

AVERAGE HH INCOME

\$63,737

\$63,458

\$65,211

AVERAGE HOUSE VALUE

\$161,247

\$168,686

\$173,318

Demographics data derived from AlphaMap



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